

Send Tax Notice to:

(Name)

Ruth A. Guy

✓(Address) 91 Bay Lake Shelby AL
35143

This instrument was prepared by:

(Name) JON B. TERRY

(Address) 1813 Third Avenue, North, Bessemer, AL 35020

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Thirty Thousand (\$30,000.00) Dollars, the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

JIMMY S. HARTLEY and wife, B. HARTLEY

(herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto

**BETSY T. TERRY, a married woman and
RUTH ARNOLD GUY, a married woman**

(herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, thence run Easterly along the North line of said Section 25, a distance of 1,353.27 feet to a point, thence turn an angle of 51 degrees 15 minutes 26 seconds to the right and run Southeasterly a distance of 192.32 feet to a point, thence turn an angle of 51 degrees 15 minutes 26 seconds to the left and run Easterly a distance of 93.09 feet to the point of beginning of the property being described, thence continue along last described course a distance of 46.55 feet to a point, thence turn an angle of 21 degrees 48 minutes 27 seconds to the right and run Southeasterly a distance of 265.34 feet to a point on the West water line of Reed Creek Slough of Lay Lake, thence turn an angle of 101 degrees 49 minutes 59 seconds to the right and run Southwesterly along said West edge of said Lay Lake a chord distance of 85.0 feet to a point, thence turn an angle of 90 degrees 55 minutes 16 seconds to the right and run Northwesterly a distance of 198.49 feet to

04/05/1995-08804
03:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 41.00

ast # 1995-08804

the point of beginning, containing 0.350 acre and subject to any agreements, easements, restrictions, limitations and water line regulations of probated records.

THIS CONVEYANCE DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS HEREIN.

TO HAVE AND TO HOLD, to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 5th day of April, 1995.



JIMMY S. HARTLEY



B. HARTLEY

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that JIMMY S. HARTLEY and wife, B. HARTLEY, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of April, 1995.



NOTARY PUBLIC.

my commission expires 1/13/96
Inst # 1995-08804

04/05/1995-08804
03:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 41.00