

\$ 500.00 0

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

William E. Swatek
Attorney at Law
P. O. Box 1801
Alabaster, AL 35007
PHONE: 205/663-0905

200 Hwy. 25 East
Columbiana, AL 35051

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar (\$1.00) to the undersigned Grantor (Whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, WOODFORD S. QUINN, JR. and DEBORAH P. QUINN (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto DEBORAH P. QUINN, a single woman (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the NW corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 28; thence in an Easterly direction along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 201.00 feet to the center line of an old county road; thence turning an angle of 94 deg. 05' to the right in a Southerly direction along the center line of said county road 324.25 feet to the point of beginning of the tract of land herein described; thence continuing in a Southerly direction along a straight line of last mentioned course which is the center line of said old county road 104.61 feet; thence turning an angle of 94 deg. 04' to the left in an Easterly direction 417.38 feet; thence turning an angle of 85 deg. 56 min. to the left in a Northerly direction 104.61 feet; thence turning an angle of 94 deg. 04 min. to the left in a Westerly direction 417.38 feet to the point of beginning.

Containing 1.00 acres, more or less, except road right of way.

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

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

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 30th day of August, 1993.

Woodford S. Quinn, Jr. (Seal)
WOODFORD S. QUINN, JR.
Deborah P. Quinn (Seal)
DEBORAH P. QUINN

06/25/1996-20503
12:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1996-20503

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that WOODFORD S. QUINN, JR., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, 1993.

Becky Davis
Notary Public

My Commission Expires: 11/17/95

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that DEBORAH P. QUINN, JR., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, 1993.

Becky Davis
Notary Public

My Commission Expires: 11/17/95

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