

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama }
SHEDSBY **County**

4349 Kino

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand (\$2000.00) Dollars and other good and valuable consideration.

in hand paid by Bert Quinn

the receipt whereof is acknowledged we the said

Juanita D. Ryan and husband Marvin L. Ryan

do grant, bargain, sell and convey unto the said

Rert Quinn

the following described real estate, situated in SHELBY

County, Alabama, to-wit:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West; thence South 88 degrees, 40 Minutes West along the North boundary of the said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ for a distance of 328.69 feet, more or less to a point on the Southeast right of way line of U.S. 31 Highway; thence South 13 degrees, 17 minutes West along said R.O.W. line a distance of 314.14 feet to a point; thence North 88 degrees, 40 minutes East parallel to said North boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 448.0 feet to the point of beginning of the land herein described; thence South 13 degrees, 08 Minutes West for 680.70 feet to a point on the North side of Wilson Road; thence North 81 degrees, 42 Minutes East along the North side of Wilson Road for 200.0 feet; thence North 13 degrees, 20 minutes East for 157.73 feet; thence South 80 degrees, 41 minutes East for 79.28 feet; thence North 13 degrees, 08 minutes East for 485.81 feet; thence North 69 degrees, 07 minutes West for 70.0 feet; thence South 88 degrees, 40 minutes West for 202.0 feet, more or less to the point of beginning.

This land being a part of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West; and being 3.749 acres, more or less.



TO HAVE AND TO HOLD, To the said Bert Quinn, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said Bert Quinn, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except 1961 taxes

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

Bert Quinn, his
heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand^s and seal, this 11th day of April, 1961.

WITNESSES:

Marvin L. Ryan (Sen.)
Marvin L. Ryan (Sen.)

(9 of 11)

(8 of 11)

Juanita D. Ryan and husband

Marvin L. Ryan

TO

Bert Quinn

1929 *Shelbyland Ranch*
Blair, ALA.

WARRANTY DEED

State of ALABAMA
JEFFERSON COUNTY }

I, *W.C. Cross*, a Notary Public in and for said County, in said State, hereby certify that Juanita D. Ryan and husband Marvin L. Ryan 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 official seal this 11th day of April, 1961.

Rogers Notary Public

STATE OF ALABAMA

SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate hereby certify that the within Deed was filed in this office for record the 22 day of April 1961, at 10 o'clock A.M. and recorded in Record 216 page 253 and examined *July 5 1961* and the Mortgage Tax of \$ Deed Tax of \$ has been paid.

Conrad M. Fowler
Judge of Probate

Fee \$ 1.15

216 254