

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

State of Alabama

SHELBY

County

4347

KNOW ALL MEN BY THESE PRESENTS,

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

to the undersigned grantor Juanita D. Ryan

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

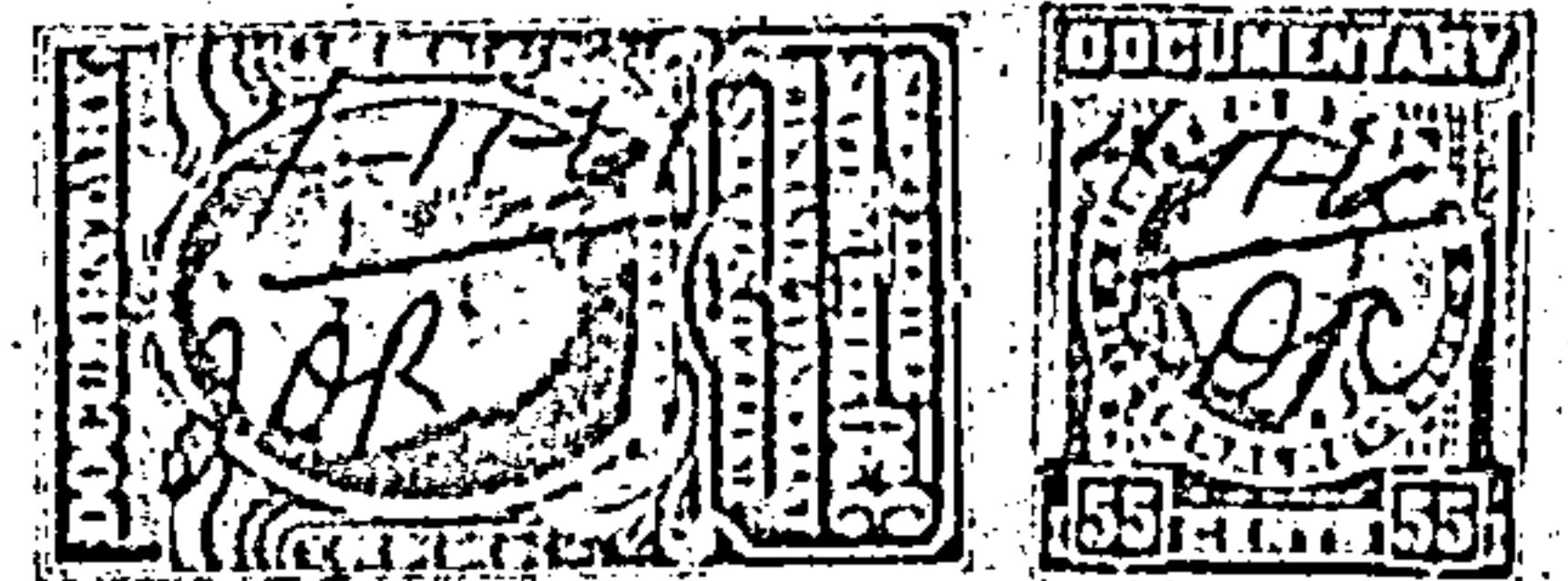
Bert Quinn

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, s

this 11th day of April, 1961.

WITNESSES:

[Signature]

Juanita D. Ryan (Seal.)
Marvin L. Ryan (Seal.)
 _____ (Seal.)
 _____ (Seal.)

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Juanita D. Ryan and husband

Marvin L. Ryan

TO

Bert Quinn

1829 Industrial Place
Birmingham, Ala.
WARRANTY DEED

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

3.25
7.41
4.91
State of ALABAMA
JEFFERSON COUNTY

I, M. C. Quinn, 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.

M. C. Quinn
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 June 1961 at 3 o'clock P.M.
and recorded in Book 216 Record
page 253 and examined July 5, 1961
and the Mortgage Tax of \$
Deed Tax of \$ 5.50 has been paid.

Conrad M. Fowler
Judge of Probate

Fee \$ 4.45

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