

WARRANTY DEED

State of Alabama

~~Shelby~~ Shelby County

948  
Know All Men By These Presents,

That in consideration of Five and No/100-----DOLLARS  
and other good and valuable considerations

to the undersigned grantor s Fred Buchanan, Jr. and Carry Buchanan

in hand paid by Dorothy Jean Buchanan

the receipt whereof is acknowledged we the said Fred Buchanan, Jr., and wife, Carry Buchanan

do grant, bargain, sell and convey unto the said Dorothy Jean Buchanan

the following described real estate, situated in SHELBY  
County, Alabama, to-wit:

A parcel of property situated in the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  Section 27, Township 19 South Range 2 East. Commence at the SW Corner of Section 27 and on a true bearing of N 54 deg., 45 min., East, run a distance of 1313.98 feet; thence turn an angle of 10 deg., 46 min., to the right for a distance of 981.0 feet; to the SE corner of Beenie Fair's Lot; thence turn an angle of 178 deg., 11 min., to the left for a distance of 210.0 feet, to the SW corner of the above said Fair Lot, said Point being on the North right of way line of Highway No. 62; thence turn an angle of 113 deg., 47 min., to the right along a 12 foot road for a distance of 525.0 feet; thence turn an angle of 113 deg., 47 min., to the left for a distance of 12.0 feet to the Point of Beginning; thence continue along the same said course for a distance of 210.0 feet thence turn an angle of 113 deg., 47 min., to the right for a distance of 105.0 feet; thence turn an angle of 66 deg., 13 min., to the right for a distance of 210.0 feet; thence turn an angle of 113 deg., 47 min., to the right for a distance of 105.0 feet, to the point of beginning.

TO HAVE AND TO HOLD, To the said Dorothy Jean Buchanan , her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Dorothy Jean Buchanan, her

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

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

Dorothy Jean Buchanan, her

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

In Witness Whereof, we have hereunto set our hands and seal, s  
this 4<sup>th</sup> day of November, 1961

WITNESSES:

B. S. Baker  
James E. Spate

x Fred Buchanan, Jr. (Seal.)  
Fred Buchanan, Jr.  
x Carry Buchanan (Seal.)  
Carry Buchanan  
(Seal.)  
(Seal.)

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State of ALABAMA

Shelby COUNTY

I, THE UNDERSIGNED Frances E. Spates, a Notary Public in and for said County, in said State, hereby certify that Fred Buchanon, Jr., and wife, Carry Buchanon 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 4 day of November, 1961

Frances E. Spates

Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 11-21-61

RECORDED & MTG. TAX  
& DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler  
JUDGE OF PROBATE

WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M., and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

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RETURN TO O'Neal Homes, Inc.,  
Box 6776, Irondale  
Birmingham 10, Alabama

Jack H.  
Fred Buchanon, Jr. and  
Carry Buchanon

Dorothy Jean Buchanon

TO