

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Katherine J. George, a widow (also known as K. J. George)

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

Christine G. Ozburn

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Commence at the SE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 28, Township 19 S, R 2 E; thence North 2 deg. 50' W a distance of 1068.6 ft. for point of beginning; thence North 74 deg. 40' L a distance of 497.4 feet to East R/W of private road and then run with same East 69 deg. R a distance of 192.0 feet; thence 4 deg. 0' L a distance of 756.3 feet; thence 99 deg. 20' R a distance of 625.8 feet to the 40 line and then run with same East 89 deg. 45' R a distance of 1068.7 feet to point of beginning, said parcel of real estate containing 12 acres, more or less, EXCEPTING therefrom the following tract conveyed by Warranty Deed dated May 21, 1959 from B. George and wife, K. J. George to Clyde M. Wyatt and wife, Margaret Louise Wyatt: Commencing at iron stake, a point on north right-of-way of Highway 91, where the east 40 line of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 28, Tp 19 S, R 2 E intersects same, north 2 deg. 50' W, 300 feet to point of beginning; thence 74 deg. 40' left, 105.0 feet; thence 74 deg. 40' right, 210.0 feet; thence 105 deg. 20' right, 105.0 feet; thence 74 deg. 40' right, 210 feet to beginning point, containing one-half acre, more or less, located in SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 28, Tp 19 S, R 2 E, Shelby County, Alabama.

Above described property is same as that conveyed by Clyde M. Wyatt and wife, Margaret Louise Wyatt to K. J. George by Warranty Deed dated July 20, 1956, recorded in Probate Office of Shelby County, Alabama in Deed Vol. 181, page 347, and also conveyed by Clyde M. Wyatt and wife, Margaret Louise Wyatt to B. George, by Warranty deed dated May 13, 1958, recorded in said Probate Office in Deed Vol. 193, page 207.



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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29thday of June, 19 66.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 PM

7-19-66 (SEAL)

Katherine J. George (SEAL)

RECORDED & ✓ MTG. TAX

5 DEED TAX HAS BEEN (SEAL)
PD. ON THIS INSTRUMENT.

Conrad H. Fowler (SEAL)

JUDGE OF PROBATE

STATE OF AlabamaJefferson

COUNTY

General Acknowledgment

I, Ruth A. Jaylor
in said State, hereby certify that Katherine J. George,

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of JuneA.D. 19 66

Ruth A. Jaylor
Notary Public