

NAME: _____

ADDRESS: _____

4256

WARRANTY DEED

Alabama Title Co., Inc.

State of Alabama

COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of Only One Dollar (\$1.00) DOLLARS

to the undersigned grantor Jerry W. Busby and Wife Charlotte M. Busby

in hand paid by Johnny Busby

the receipt whereof is acknowledged We the said Jerry W. Busby and Wife Charlotte M. Busby

do grant, bargain, sell and convey unto the said Johnny Busby

the following described real estate, situated in Shelby County, Alabama,

to-wit: A part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West described as follows: Begin at the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Tsp. 20S, R. 3W.; Thence run Southerly along the East Boundary line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 13, Tsp. 20S, R. 3W, for 796.23 feet; Thence turn an angle of 90 Degrees to the right and run Westerly 126.15 feet, more or less, to a point in the center of a Dirt Road; Thence turn an angle of 90 Degrees, 02 Minutes to the right and run Northerly along the center of said Road 135.84 feet; Thence turn an angle of 06 Degrees, 08 Minutes to the left and run Northwesterly along the center of said Road for 215.09 feet, Thence turn an angle of 08 Degrees, 40 Minutes to the right and continue Northeasterly along the center of said Road 131.65 feet; Thence turn an angle of 10 Degrees, 26 Minutes to the right and continue Northeasterly along the center of said Road 151.35 feet; Thence turn an angle of 07 Degrees 00 Minutes to the right and continue Northeasterly along the center of said Road 178.28 feet, more or less, to the point of intersection of the center of said Road and the North boundary line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 13, TSP. 20S R. 3W.; Thence run Easterly along the North Boundary line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 13, Tsp. 20S, R. 3W for 48.0 feet, more or less, to the point of beginning.

This land being a part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Tsp. 20S, R. 3W, and being 2.0 acres, more or less. EXCEPTING, However, the right of way of the Dirt Road as now located. This land is subject to the Alabama Power Company.

heirs and assigns forever. Johnny Busby

And I do, for myself and for my heirs, executors and administrators, covenant with the said Johnny Busby

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

that he have a good right to sell and convey the same as aforesaid; that he will, and his heirs, executors and administrators shall warrant and defend the same to the said Johnny Busby

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

In Witness Whereof, we have hereunto set our hands and seals

This 26 day of June, 1970.

WITNESSES.

Willie Mae L. Dennis

Jerry W. Busby (Seal.)
Charlotte M. Busby (Seal.)
(Seal.)
(Seal.)

BOOK 263 PAGE 875

Return To:

Johnny

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

1.95

Judge of Probate

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agent for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Alabama

State of
Shelby

Alabama
COUNTY

General Acknowledgment

I, Willie Mae L. Dennis, a Notary Public in and for said County, in said State, hereby certify that Jerry W Busby and Wife Charlotte M. Busby whose name 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 26 day of June

A.D. 19 70

Willie Mae L. Dennis
Notary Public.

State of

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name signed to the foregoing conveyance, and who known to me acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____

STATE OF ALABAMA
COUNTY OF _____
NOTARY PUBLIC
1970 SEP 14
U.C.C. FILE NO. _____
REC. BK. & PAGE AS ABOVE
A.D., 19

Notary Public

State of

COUNTY

Separate (and General) Acknowledgment by Wife

I, _____, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named _____ who is known to me to be the wife of the within named _____ who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this _____ day of _____

, 19

Notary Public

876
918
263
DATE