

This instrument was prepared by  
(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred and no/100-----  
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,

Iona Connell and husband, Emmett Connell

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

Lavernia Hope Dunmaway

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Part of the NW<sub>4</sub> of SE<sub>4</sub> of Section 13, Township 20 South, Range 2 West, described as follows:  
Commence at the northwest corner of the NE<sub>4</sub> of SW<sub>4</sub> of Section 13, Township 20 South, Range 2  
West, Shelby County, Alabama; thence run in an easterly direction along the north line  
of NE<sub>4</sub> of SW<sub>4</sub> a distance of 1036.20 feet to the northeast corner of the Hazel Martin  
lot; thence continue in an easterly direction along north line of said quarter-quarter  
section a distance of 249.17 feet to a 3/4 inch iron pipe marker; thence an angle left of  
1 deg. 00 min. 17 sec. and continue in an easterly direction 893.49 feet to a one inch  
iron marker, said marker being the northwest corner of the Brasher property; thence to  
the right with an interior angle of 34 deg. 39 min. 56 sec. and run in a southerly  
direction along the west line of the Brasher property a distance of 1,061.52 feet, more  
or less, to the center line of a paved County Public Road, being the point of beginning  
of the parcel herein described; thence continue along the same course a distance of  
267 feet, more or less, to the SW corner of the Brasher property; thence to the right  
with an interior angle of 95 deg. 43 min. 33 sec. and run westerly 472.8 feet, more or  
less, to the intersection of the center line of said paved County Public road; thence  
run northeasterly along the center line of said paved County Public road to the point of  
beginning, according to survey of Miller and Norrell, Registered Land Surveyors, dated  
October 30, 1966, and revised November 14, 1966.

Subject to easements and rights-of-way of record.



19710504000017240 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/04/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
INSTRUMENT WAS FILED  
DEED 247 1.00  
1971 MAY -4 11:10:14  
UCC FIVE MONTH OR  
LESS. PLACE NO SIGNATURE ABOVE  
CONFIDENTIAL

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 the said GRANTEES,  
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 noted 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 GRANTEES, their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 24<sup>th</sup>  
day of April, 1971.

(Seal)

Iona Connell

(Seal)

(Seal)

Emmett Connell

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

Robert D. Moore, a Notary Public in and for said County, in said State,  
hereby certify that Iona Connell and husband, Emmett Connell  
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 24<sup>th</sup> day of April, 1971.

Robert D. Moore  
Notary Public.  
My Commission Expires October 10, 1973