

This instrument was prepared by

(Name) Karl C. Harrison

5034

(Address) Columbia, 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 Twelve Thousand and No/100-----Dollars

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

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

Claudia M. Lee

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

Commence at the southwest corner of SE 1/4 of SW 1/4 of Section 31, Township 20 South, Range 2 East and run east along the south line of said Section a distance of 96.95 feet to a point on the east right-of-way line of Ala. Highway 25; thence turn an angle of 63 deg. 06 min. to the left and run a distance of 267.75 feet to a point on the east right-of-way line of said Highway; thence turn an angle of 3 deg. 00 min. to the left and run a distance of 50 feet to the point of beginning; thence turn an angle of 87 deg. 51 min. to the right and run a distance of 210 feet; thence run in a northeasterly direction and parallel with the east R/O/W line of said Highway 110 feet; thence turn an angle of 87 deg. 51 min. to the left and run 210 feet to the east line of said Highway right-of-way; thence turn an angle of 92 deg. 09 min. to the left and run a distance of 110 feet to the point of beginning; situated in SE 1/4 of SW 1/4 of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama.



19710921000039640 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/21/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1971 SEP 21 PM 2:15
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cora J. Johnson
JUDGE OF PROBATE

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, I have hereunto set my hands(s) and seal(s), this 21st day of September, 1971

(Seal) Nellie Cunningham (Seal)
(Seal) (Seal)
(Seal) (Seal)

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STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Martha A. Joiner, a Notary Public in and for said County, in said State, hereby certify that Nellie Cunningham, a widow whose name 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 21st day of September, A. D., 1971.

Martha A. Joiner
Notary Public.