This instrument was prepared by

(Name) Head and Head, Attorneys At Law

(Address) Columbiana, Alabama

6623

Form 1-25 Rev. 1-66

STATUTORY WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of other valuable consideration and One and No/100 Dollar

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

H. C. Seifert, an unmarried man

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

Helen A. Armstrong

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

From the Southwest corner of the NW¼ of the SE¼ of Section 5, Township 20 South, Range 1 West run Easterly along the South line of said quarter-quarter section for a distance of 987.55 feet to the point of beginning of property herein described; thence continue Easterly on same course for a distance of 105.0 feet; thence turn left an angle of 89 deg. 25 min. and run Northerly 377.18 feet to the South right of way of Shelby County Highway 36; thence turn left an angle of 95 deg. 22 min. and run Westerly along the South right of way of said Highway 105.39 feet; thence turn left an angle of 84 deg. 38 min. and run Southerly 369.0 feet to the point of beginning. Located in the NW¼ of the SE¼ of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama, and containing 1 acre, more or less, according to survey of Alton Young, Registered Land Surveyor. Subject to easements and rights of way of record.
This deed is executed as a deed of correction for a former deed from the grantor to Bobby L. Shirley and mother, Elvie Shirley, recorded in Deed Book 271 at page 529, Office of Judge of Probate of Shelby County, Alabama, said property having been subsequently conveyed by said Bobby L. Shirley and mother, Elvie Shirley, to Helen A. Armstrong, the grantee herein, and is executed in order to correct errors of property description.

BOOK 281 PAGE 18

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Shelby Cnty Judge of Probate, AL
06/21/1973 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

~~And I do for myself and my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted herein; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 16th day of May, 1973.

H C Seifert (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1973 JUN 21 AM 9:08
Recorded
J.C.C. FILE NUMBER OR REC. & PAGE AS SHOWN ABOVE
Conrad Madden
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. C. Seifert, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of May A. D., 1973.

Notary Public.