

This instrument was prepared by  
(Name) J.P. Graham

7640

(Address) P.O. Box 371, Pelham, ALabama 35124

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19730731000043100 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/31/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

See Mtg 332-778

That in consideration of Sixteen 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, Agnes Scarbrough, a single woman; Dorothy Bass, a single woman; and Gerald Alan Scarbrough, a single man

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

(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 NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 28, Township 20 South, Range 3 West run easterly along the south boundary line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 22.25 feet to a point on the west edge of pavement of Shelby County Road No. 17; thence turn left an angle of 80°24' and run northeasterly along said edge of pavement 200.0 feet; thence turn left an angle of 00°42' and continue northeasterly along west edge of pavement 100.0 feet; thence turn left an angle of 00°15' and continue northeasterly along west edge of pavement 100.0 feet; thence turn left an angle of 00°22' and continue along west edge of pavement 132.42 feet; thence turn left an angle of 01°37' and continue northeasterly along the west edge of pavement 157.5 feet; thence turn left an angle of 96°54' and run westerly 27.85 feet to a point on the west Right of Way line of Shelby County Road No. 17 for the point of beginning of the land herein described; thence continue westerly along last said course for 190.58 feet; thence turn left an angle of 85°04' and run southwesterly 157.5 feet; thence turn left an angle of 95° 02' and run easterly 185.85 feet to a point on the <sup>west</sup>R.O.W. line of said Road; thence turn left an angle of 83°00' and run northeasterly along said R.O.W. line of said Road 157.5 feet to the point of beginning. This land being a part of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 28, Township 20 South, Range 3 West, situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$14,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And ~~I~~ (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 17 day of July 73

281 PAGE 556

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Agnes Scarbrough (Seal)  
Dorothy Bass (Seal)  
Gerald Alan Scarbrough (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Agnes Scarbrough, a single woman 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.

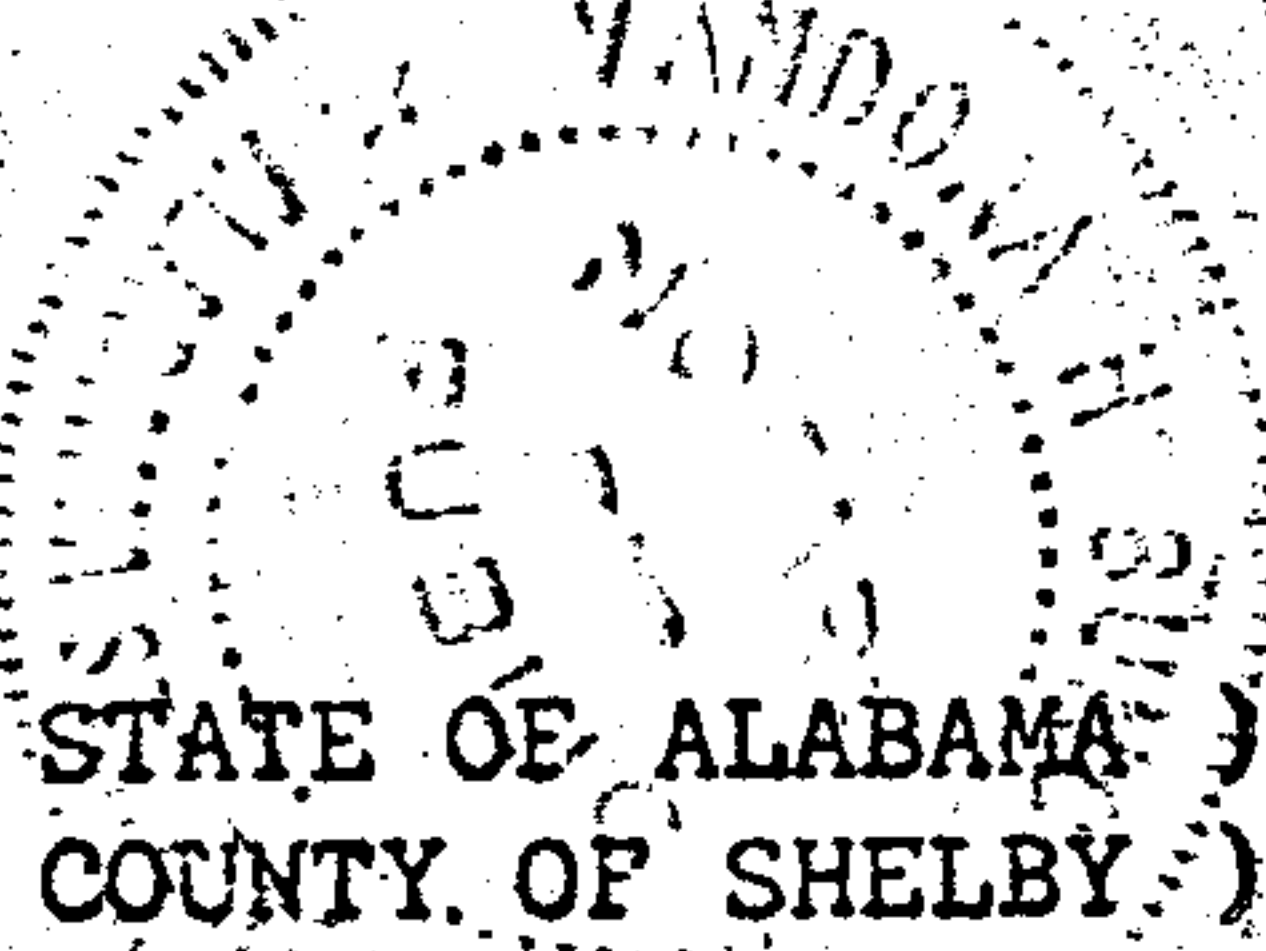
Given under my hand and official seal this 17 day of July A. D., 1973

Vandora H. Bruch  
Notary Public.

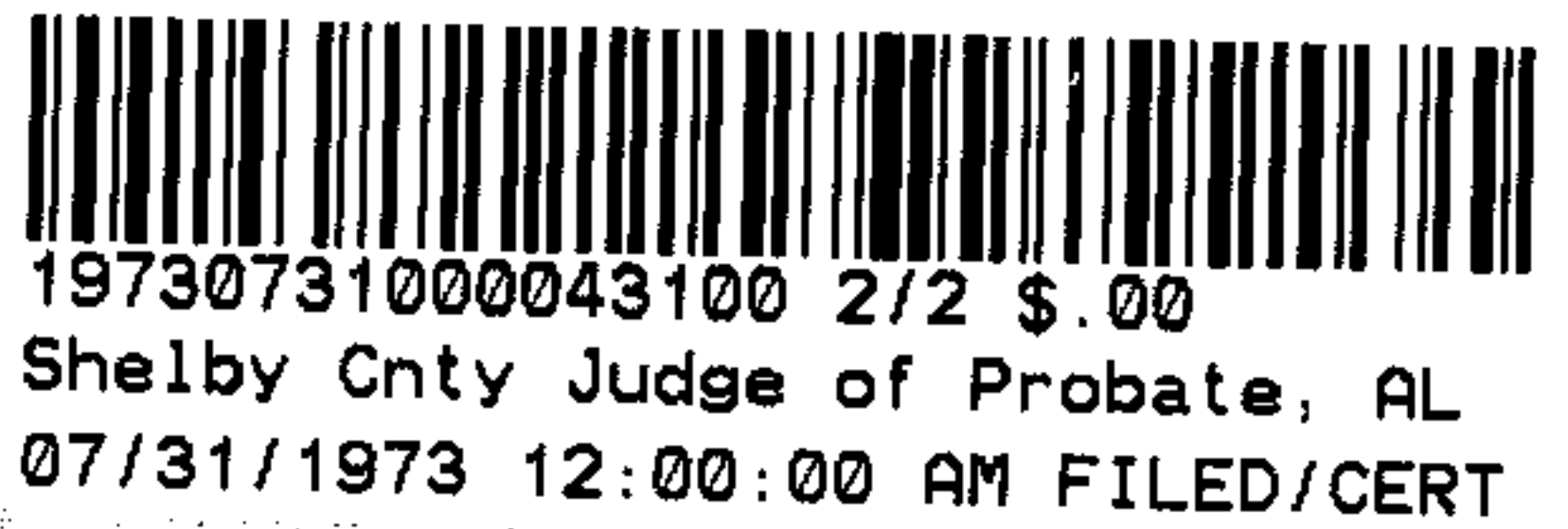
STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Bass, a single woman, 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 17 day of July, 1973.



Vandora H. Burch  
Notary Public



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald Alan Scarbrough, a single 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 17 day of July, 1973.



Vandora H. Burch  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1973 JUL. 31 AM 8:44  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Clerk of Probate  
JUDGE OF PROBATE

BOOK 281 PAGE 557

TURN TO: FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF ALABAMA  
2030 - 1ST AVENUE, NORTH  
BIRMINGHAM, ALABAMA 35203

Mrs. Scarbrough, a single woman  
Dorothy Bass, a single woman  
Gerald Alan Scarbrough, a single man  
TO

Vandora H. Burch

## ARRANTY DEED

STATE OF ALABAMA,  
County.

Judge of Probate

LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$ 2.15  
CORD FEE \$ 2.00  
TOTAL \$ 4.15