This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19731027000059530 1/1 $.00
Shelby Cnty Judge of Probate, AL
10/27/1973 12:00:00 AM FILED/CERT

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

That in consideration of One Thousand Dollars ($1,000.00) and other good and valuable considerations

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

Leonard N. Wyatt, Sr. and Kathleen E. Wyatt

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

Maudie E. Anderson

(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 the Southwest one-fourth of the Northwest one-fourth of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed East along the south boundary of said quarter-quarter section for a distance of 50 feet; thence proceed North parallel to the west boundary of said quarter-quarter section for a distance of 488.0 feet; thence proceed East parallel to the south boundary of said quarter-quarter section for a distance of 240 feet; thence proceed North parallel to the west boundary of said quarter section for a distance of 30 feet to the point of beginning. From this beginning point continue North parallel to the west boundary of said quarter-quarter section for a distance of 386.57 feet; thence turn an angle of 32° 46' to the right and proceed Northeasterly for a distance of 129.42 feet; thence turn an angle of 90° 04' to the right and proceed Southeasterly for a distance of 409.5 feet; thence turn an angle of 19° 55' to the right and proceed Southeasterly for a distance of 256.24 feet; thence turn an angle of 111° 00' to the right and proceed Southwesterly for a distance of 106.4 feet; thence turn an angle of 11° 15' to the right and proceed West for a distance of 435 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 3.87 acres.

Grantors reserve in favor of themselves, or the survivor of them, a vendor's lien against the above described property in the total amount of $1290.00 payable in 12 monthly installments of $100.00 each, commencing August 20, 1973, and one of the last payments being in the amount of $90.00.

This mortgage paid in full and satisfied this the 22 day of August 19 76

Attest: Kathleen E. Wyatt
Judge of Probate Conrad M. Fowler

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 27th day of July, 19 73.

BOOK 283 PAGE 289
STATE OF ALABAMA SHELBY COUNTY I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
Rec 7.00 1/2
1973 OCT 27 PM 12 00
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN IN
Corrected by
JUDGE OF PROBATE

(Seal) Leonard N. Wyatt Sr. (Seal)
(Seal) Kathleen E. Wyatt (Seal)
(Seal) (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 Leonard N. Wyatt, Sr. and Kathleen E. Wyatt 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 27th day of July A. D., 19 73.

Nancy K. Jones
Notary Public.