

THIS INSTRUMENT PREPARED BY:

Name: First Real Estate Corp. of Alabama

Address: P. O. Box 371

Pelham, Alabama 35124

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

3705

WARRANTY DEED

STATE OF ALABAMA

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Seven Hundred and no/100 ----- DOLLARS to the undersigned grantor Murry Cost, an unmarried man in hand paid by Guy L. Burns the receipt whereof is acknowledged the said Murry Cost, an unmarried man do hereby grant, bargain, sell and convey unto the said Guy L. Burns the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northwest Quarter of Section 25, Township 20 South, Range 3 West more particularly described as follows: Begin at the reference pin for the Southwest corner of the Northeast Quarter of the Northwest Quarter lying on the South Quarter line of said forty and run South 27 degrees 19 minutes West for 205.3 feet to the point of beginning; then run South 2 degrees 4 Minutes West for 51.3 feet, then run South 75 degrees 30 minutes East for 190.6 feet, then run North 14 degrees 40 minutes East for 50 feet, then run North 75 degrees 30 minutes West for 201.9 feet, back to the point of beginning. The above said reference pin lies approximately 100 feet East of Highway 31 right-of-way under a cedar tree.

Situated in Shelby County Alabama.



19740220000008480 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/20/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB 20 PM 1:27
UCC FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conserv. of Probate
JUDGE OF PROBATE

BOOK 285 PAGE 414

TO HAVE AND TO HOLD, To the said Guy L. Burns, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Guy L. Burns, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 Guy L. Burns heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this 19th day of February, 1974

WITNESSES:

Dorothy Canale

Murry Cost (Seal.)

____ (Seal.)

____ (Seal.)

____ (Seal.)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, Robert Dow, a Notary Public in and for said County, in said State. hereby certify that Murry Cost, an unmarried man whose name signed to the foregoing conveyance, and who it 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 19th day of February, 1974

Robert J. Dow
My Commission Expires
Notary Public