

NAME Charles A. J. BeaversADDRESS 1122 North 22nd Street, Birmingham, Alabama

4636

WARRANTY DEED (Without Survivorship)

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

19740404000015880 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1974 01:00:00 AM FILED/CERT

That in consideration of \$30,000.00 and the execution of a purchase money mortgage

to the undersigned grantor Margaret M. Dunston

in hand paid by Robert A. Palmer

the receipt whereof is acknowledged
widow

I

the said Margaret M. Dunston, a

do grant, bargain, sell and convey unto the said Robert A. Palmer

the following described real estate, situated in

Shelby

County, Alabama, to-wit

Part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 22, and part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 23, all in Township 22 South, Range 3 West, being more particularly described as follows: From the SE corner of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$, run thence northwesterly a distance of 160 feet, more or less, along a line perpendicular to the County Road to the centerline of said County Road, which point on said centerline is the point of beginning of the property hereby described; from the point of beginning thus obtained, return thence in a southeasterly direction along the last described course to the said SE corner of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$, thence run North 45° 15' East for a distance of 1832.99 feet to a point in the North line of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 23, thence west along the north line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 429.83 feet to the centerline of the aforesaid County Road, thence southwesterly along the centerline of said County Road to the point of beginning, being a distance of 1550 feet, more or less.

ALSO

SW $\frac{1}{4}$ of NW $\frac{1}{4}$; that part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ lying southeast of Shelby County Highway #12; and the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, all in Section 23, Township 22 South, Range 3 West, Shelby County, containing 108 acres, more or less.

Subject to easements of record, if any, and current taxes.

TO HAVE AND TO HOLD, To the said Robert A. Palmer, his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant

with the said Robert A. Palmer, his

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as set forth hereinabove;

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 Robert A. Palmer, his 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 March

19 74 .

WITNESSES

Margaret M. Dunston
Margaret M. Dunston, a widow

Margaret M. Dunston
By: *Annie L. Dunston*
Annie L. Dunston, Attorney in Fact
and
By: *Helen F. Scott*
Helen F. Scott, Attorney in Fact

RETURN TO

Scott Long
Montevideo

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street
Birmingham, Alabama 35203

COMMONWEALTH LAND TITLE INSURANCE COMPANY

30.00
145 Judge of Probate

19740404000015880 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1974 01:00:00 AM FILED/CERT

State of ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret M. Dunston, 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 19th day of March A. D., 1974

Sally T. Tyson
Notary Public

State of ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annie L. Dunston and Helen F. Scott, whose names as Attorneys in fact for Margaret M. Dunston, 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 in their capacity as such attorneys in fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March A. D., 1974

Sally T. Tyson
Notary Public

State of

Corporation Acknowledgment

COUNTY

I, a Notary Public in and for said County in said State, hereby certify that whose name as of a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on the day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public