

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

5-115

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-eight Thousand and no/100 (\$38,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Roy Edward Dunaway and wife, Margie Dunaway; and Louie Morris Bush and wife, Helen Bush

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

Rosie Dunaway

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

A parcel of land, being a part of Lot 3 of the "Dunaway Estates", located in the NE $\frac{1}{4}$ OF NE $\frac{1}{4}$, Sec. 13, Township 20 South, Range 3 West, Shelby County, Alabama, said parcel being designated as "Lot 3B", being more particularly described as follows:

Beginning at the Northeast corner of said Section 13; thence measure S 20°59' W along the East line of said Section 13 a distance of 1384.30' to a point located at the Southeast corner of said Lot 3; thence measure N 87°55'W along the South line of said Lot 3 a distance of 811.47' to a point located on the west R.O.W. line of a public road, said point being in the Southeast corner of said Lot 3B, said point also being the True Point of Beginning of the Boundary Lines of Said Lot 3B; thence continue N 87° 55' W 392.43' to a point on top of a ridge, said point being the Southwest corner of said Lot 3B; thence measure N 31°52' E 197.35' to a point; thence measure N 37°53' E 6.53' to a point; thence measure S 87° 55' E along a line parallel to the South line of original Lot 3 a distance of 382.06' to a point located on the West R.O.W. line of said public road; thence measure S 29°21' W along said West R.O.W. a distance of 200.00' to the true point of beginning.

Said parcel containing 1.80 acres, more or less.



19750610000027630 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/10/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 10 PM 10:15
10 and the 38.00
General Acknowledgment
JUDGE OF PROBATE

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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 9th day of June, 1975.

L M Bush (Seal)

Helen Bush (Seal)

(Seal)

Roy Edward Dunaway (Seal)

Margie Dunaway (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 Roy Edward Dunaway and wife, Margie Dunaway; and Louie Morris Bush and wife, Helen Bush, whose name is 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 9 day of

Frank Ellis A. D. 1975
Notary Public