

This instrument prepared by

(Name) Harrison and Conwill
P. O. Box 557
(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

1714

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Thousand and No/100 Dollars and other good and valuable consideration

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

Guy L. Burns, an unmarried man,

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

Aubrey L. Armstrong

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

Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19, Township 18, Range 2 East, that part that lies West of the Pumpkin Swamp dirt road about 15 acres, more or less, and about 14 acres in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 18, Range 2 East, commencing at the Northeast corner of said 40 acres; thence running West with public road 349 feet; thence southwest 129 feet to R. Moody's line; thence southeast with R. Moody's line 400 feet; thence southwest 63 feet to branch; thence southeast down branch 230 feet; thence south with branch 681 feet to line; thence east 139 feet to corner; thence north 440 yards to starting point. LESS AND EXCEPT a parcel containing 1-1/3 acres, more or less, heretofore conveyed to Marshall L. Alexander and wife, Jo Lou Alexander, as shown by deed dated June 7, 1963, and recorded in Deed Book 225 at page 746, Office of Judge of Probate of Shelby County, Alabama. Subject to easements and rights-of-way of record.

Being the same property conveyed by C E B, Inc., a corporation, to Guy L. Burns and Robert D. Moore, by deed dated July 25, 1972 filed for record in the Office of Probate, County of Shelby, State of Alabama, on July 25, 1972 at 11:43 o'clock A.M. and recorded in Deed Book 275 at page 319.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this day of January 17th, 1976.....

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, *A. J. Downing*, a Notary Public in and for said County, in said State, hereby certify that Guy L. Burns, an unmarried man,

whose name(s) 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 12th day of January, A.D. 1976.....



19760115000002920 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/15/1976 12:00:00AM FILED/CERT

Form ALA-30

Notary Public

Expiration Date 7-29-78

BOOK 296 PAGE 527

1976 JAN 15 PM 2:07
JUDGE OF PROBATE
DEED FILED
STATE OF ALABAMA
INSTRUMENT
FILED