

This instrument was prepared by

(Name) James H. Dodd, Attorney at Law

(Address) 519 Frank Nelson Building, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS: 1833

That in consideration of One Dollar and 00/100 and other good and valuable consideration

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

Charles H. McDonald and Debbie McDonald

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

Debbie McDonald

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

A part of the Southwest Quarter of Northwest Quarter of Section 23, Township 17 South, Range 1 East and being more particularly described as follows: Commence at the Northwest corner of said Quarter-Quarter Section, thence Easterly along the North line thereof 452.58 feet to the point of beginning of the property hereby conveyed, thence continue on the last named course 210 feet, thence 87 degrees 09 minutes to the Right in a Southerly direction 210 feet, thence 92 degrees 51 minutes to the right in a Westerly direction 210 feet, thence 87 degrees 09 minutes to the Right in a Northerly direction 210 feet to the point of beginning, containing one acre, more or less. Mineral and mining rights excepted.

Subject to that certain mortgage held by The Citizen's Bank of Leeds, Leeds, Alabama, as recorded in the Office of the Judge of Probate of Shelby County in Book 324, at Page 772.



19760121000004020 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/21/1976 12:00:00AM FILED/CERT

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 21st day of January, 1976.

BOOK 296 PAGE 587

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1976 JAN 21 AM 11:40  
Deed Book 400  
Charles H. McDonald  
JUDGE OF PROBATE

Charles H. McDonald (Seal)  
CHARLES H. McDONALD  
Debbie McDonald (Seal)  
DEBBIE McDONALD (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles H. McDonald and Debbie McDonald whose name 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 21st day of January, 1976 A. D., 1976

James H. Dodd  
Notary Public.

