

This instrument was prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ...One Dollar 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,

Audry Prestridge, a widow,

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

Juanita J. Prestridge

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Begin at the SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 1, Township 20, Range 2 East and run thence north along the west line of said forty a distance of 210 feet; thence run east a distance of 210 feet; thence run south a distance of 210 feet; thence run west a distance of 210 feet to the point of beginning. Said parcel of real estate containing 1 acre more or less and being situated in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Sec. 1, Township 20, Range 2 East, Shelby County, Alabama. Also, Rights of Ingress and Egress over the following described strip of land, located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 1, Township 20 South, Range 2 East. A strip of land 20 feet in width and 438 feet in length and more particularly described as follows: Commence on the northwest corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and run east for a distance of 47 feet to the point of beginning, said point being on the center line of the right-of-way herein conveyed; thence run south 438 feet to U.S. Highway No. 280 and to the point of termination.

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Shelby Cnty Judge of Probate, AL
02/02/1976 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 said grantee, his, her or their heirs and assigns, that I am (was) 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 ...30th... day of ...January..., 19..76.....

(SEAL) Audry Prestridge (SEAL)
Audry Prestridge
(SEAL)
(SEAL)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Dorothy Cannady a Notary Public in and for said County, in said State, hereby certify that Audry Prestridge, a widow,

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this...30th... day of ...January... A.D. 19 76

Dorothy Cannady
Notary Public