

This instrument 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

Margaret P. Cox

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

Commence at the northwest corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 1, Township 20, Range 2 East and run south along the west line of said quarter-quarter section 443 feet, more or less, to the north right-of-way line of U.S. Highway 280 (Fla. Short Rt); thence run southeasterly along the north right-of-way line of said highway 175 $\frac{1}{2}$ feet to the point of beginning of the parcel being conveyed; thence continue in a southeasterly direction along the north right-of-way line of said highway 90 feet to a point; thence run north and parallel with the west line of said quarter-quarter section to a point due east of the northeast corner of the parcel of land now owned by Audry Prestridge and being the north line of said forty; thence run west to the northeast corner of said Prestridge lot; thence run south along the east line of said Prestridge lot 455 feet more or less to the north right-of-way line of said highway, being the point of beginning, being situated in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 1. Also, Begin at the NW corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 1, Township 20, Range 2 East and run south along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 443 ft. more or less to the north right-of-way line of U.S. Hwy. 280 (Fla) Short Rt); thence run southeasterly along the north right-of-way line of said highway 175 $\frac{1}{2}$ ft; thence run north and parallel with the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 455 ft. more or less to the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run west along said north line to the Point of beginning; being situated in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 1.

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 30th day of January, 1976.

(SEAL)

Audry Prestridge
Audry Prestridge

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Dorothy Cannady
in said State, hereby certify that Audry Prestridge, a widow,

a Notary Public in and for said County,

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. 1976

Form ALA-30

1976020200006400 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/02/1976 12:00:00AM FILED/CERT

Notary Public