

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

7028

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration ofThirty-Six Hundred and no/100-----Dollars

see Mtg 356-422

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

Dewey McDonald and wife, Emmie W. McDonald

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

Donald O. Seale, an unmarried man

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

Shelby

County, Alabama, to-wit:

Commence at the NE cor of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 31, Township 20 South, Range 1 East (being the point of intersection of Two Old, 50 years or more established fences); thence South 1 deg. East along the said Old established fence being the East boundary of said NW of the SE $\frac{1}{4}$ for a distance of 728 feet, more or less, to the point of intersection with the North right-of-way line of County Highway #49; thence turn an angle of 68 deg. 29 min. to the right and proceed South 67 deg. 29 min. West for a distance of 135.57 feet; thence turn and run North parallel with the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 344.45 feet; thence turn 90 deg. to the left proceed in a westerly direction 223.97 feet to a point; thence turn an angle 90 deg. to the left and proceed in a Southerly direction a distance of 432.68 feet to a point on the North right-of-way line of said County Highway #49; thence turning right and proceeding Southwest along the north boundary of the said Highway #49 a distance of 18.4 feet to a point; thence turning to the right and running in a northerly direction parallel with the east line of the said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 880 feet, more or less, to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn right and run Easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 370 feet, more or less, to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section being the point of beginning of the lot above described. Said lot being located in the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$. TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. Sec 31, Twnshp 20S, Range 1E.

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 afore-said; 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) this13th..... day ofMay....., 1976

BOOK 300 PAGE 3

STATE OF ALA. SHELBY CO.
I CERTIFY: THIS
INSTRUMENT WAS FILED

1976 JUL 21 PM 3:22

see Mtg 356-422

Conrad McDonald

JUDGE OF PROBATE

(SEAL)

Dewey W. McDonald

(SEAL)

Dewey McDonald

(SEAL)

Emmie W. McDonald

(SEAL)

Emmie W. McDonald

(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 Dewey McDonald and wife, Emmie W. McDonald,

whose name(s) 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 this13th..... day ofMay....., 1976

Form ALA-30



19760721000067790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/21/1976 12:00:00AM FILED/CERT

Martha B. Garner

Notary Public

