

This instrument was prepared by

(Name) Harrison and Conwill
Attorneys at Law
(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 and no/100-----Dollar

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

Douglas Wayne Bunn, Jr.

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

Gloria Faye Bunn

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

Commence at the Southeast corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 13, Township 21 South, Range 2 West; thence run West along the South line of said 40 a distance of 924.79 feet to the point of beginning; thence continue West along said 40 line a distance of 103.60 feet to the East right-of-way of County Road No. 70 (Columbiana-Saginaw Cut-off); thence turn an angle of 44 deg. 41 min. to the right and run along said right-of-way a distance of 115.32 feet; thence turn an angle of 10 deg. 51 min. to the right and run along said right-of-way a distance of 46.68 feet to a point; thence run in an Easterly direction parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 240 feet to a point; thence turn an angle of 90 deg. to the right and run in a Southerly direction a distance of 142 feet to the Northwest right-of-way of a dirt road leading to the Hand and Holcombe property; thence Southwesterly along said road right-of-way to the point of beginning.

Subject to an easement for driveway right-of-way over above described property leading to property owned by James E. Carter and Mary Aline Carter.

Also subject to rights of James E. and Mary Aline Carter to use water from well located on above described property to serve the trailers located on the remainder of their property. 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 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) this 10th day of Sept, 1976

(SEAL)

Douglas Wayne Bunn, Jr.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF

ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Martha B. Joiner

a Notary Public in and for said County,

in said State, hereby certify that Douglas Wayne Bunn, Jr., husband of grantee

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 10th day of September, A.D. 1976.

Form ALA-30

19760914000088020 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/14/1976 12:00:00AM FILED/CERT

Martha B. Joiner
Notary Public