

This instrument was prepared by

(Name) Norman L. Collum

(Address) 3300 Independence Drive, Birmingham, Alabama

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

2772

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other valuable considerations

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

Eddie Lee Frederick and wife, Jessie Mae Frederick

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

Sybil Barnett

(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 NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama more particularly described as follows: Commence at a point on the Southerly boundary of Boat Launching Road at a stake on the East boundary of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence run North 59 degrees West with said road boundary 208.7 feet to the point of beginning of this description; thence run North 20 degrees 30 minutes west 165.3 feet; thence run South 50 degrees East 85 feet; thence run North 26 degrees 30 minutes East 160 feet to the point of beginning.

Subject to the easements and rights of way of record.

Grantee herein agrees to assume and pay that certain mortgage to Mid-State Homes, Inc. as recorded in the Probate Office of Shelby County, Alabama.



19770105000001450 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/05/1977 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 9th day of August, 1976.

303 PAGE 272
STATE OF ALABAMA
SHELBY COUNTY
JAN -5 PM 2:50
1977
Deed Sub 1300
Clerk of Probate
JUDGE OF PROBATE

(Seal)
(Seal)
(Seal)

Eddie Lee Frederick (Seal)
Eddie Lee Frederick
Jessie Mae Frederick (Seal)
Jessie Mae Frederick
(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 Eddie Lee Frederick and wife, Jessie Mae Frederick whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August, A. D., 1976.

Sharon E. Pardue
Notary Public