

This instrument was prepared by

(Name) HARRISON AND CONWILL

(Address) COLUMBIANA, ALABAMA 35051

Jefferson Land Title Service 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 Dollars and love and affection

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

Gladys Weldon, a widow

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

Christene W. Acton and Frances W. Cooper

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

Beginning at the East side of the public road, at the intersection of the south boundary line of this quarter-quarter section, thence along the east side of said road 262 feet, to the starting point of this lot, thence east 210 feet, thence in a northeasterly direction 210 feet, thence west 210 feet, thence in a southerly direction along said road 210 feet to the starting point, and being a part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 30, Township 18, Range 2 East, containing one acre more or less.

ALSO, begin at the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 18, Range 2 East, Shelby County, Alabama, thence measure along quarter section line 482.0 feet north to point of beginning, thence measure north along quarter section line 210 feet, thence south 88 deg. 30 min. West, 872.8 feet, thence south 20 degrees west 236 feet, thence north 88 deg. 30 min. east 945 feet, back to point of beginning.

ALSO, begin at the SE corner of the northwest quarter of the southwest quarter, Section 30 Township 18, Range 2 East, for a point of beginning. From said corner go south 88 deg. 30 min. west 873.7 feet, thence north 14 deg. 15 min. east 472 feet, thence south 88 deg. 30 min. west 210 feet, thence north 24 deg. east 39 feet, thence north 88 deg. 30 min. east 945 feet, thence south 3 deg. east 482 feet back to point of beginning. Containing 9 and one-six acres more or less. All being in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 30, Township 18, Range 2 East, situated in Shelby County, Alabama.

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

day of February, 1977.

INSTRUMENT WAS FILED

1977 FEB 17 PM 2:45

Thomas C. Davidson, Jr. (SEAL)
JUDGE OF PROBATE

Gladys Weldon (SEAL)
Gladys Weldon

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

the undersigned,

a Notary Public in and for said County,

in said State, hereby certify that Gladys Weldon, 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 17th day of February

A.D. 1977

Bonita Y. Davidson
Notary Public

Deed tax 50
Rec - 1.50
Ind. 1.00
300

Return to Mrs. Gladys Weldon