

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19780215000018850 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/15/1978 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

3150

That in consideration of One Hundred and no/100 (\$100.00) Dollars

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

Edna Dunaway Davenport, a widow

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

Roy Edward Dunaway and Louie Morris Bush

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

A parcel of land, being a part of Lot 3 of the "Dunaway Estates", located in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ Sec. 13, Tp. 20 South, Range 3 West, Shelby County, Alabama, said parcel being designated as "Lot 3B", being more particularly described as follows;

Beginning at the Northeast corner of said Section 13; thence measure S 20°59' W along the East line of said Section 13 a distance of 1384.30' to a point located at the Southeast corner of said Lot 3; thence measure N 87° 55' W along the South line of said Lot 3 a distance of 811.47' to a point located on the west R.O.W. line of a public road, said point being in the Southeast corner of said Lot 3B, said point also being the True Point of Beginning of the Boundary Lines of Said Lot 3B; thence continue N87°55'W 392.43' to a point on top of a ridge, said point being the Southwest corner of said Lot 3B; thence measure N 31°52'E 197.35' to a point; thence measure N 37°53'E 6.53' to a point; thence measure S87°55'E along a line parallel to the South line of original Lot 3 a distance of 382.06' to a point located on the West R.O.W. line of said public road; thence measure S29°21'W along said West R.O.W. a distance of 200.00' to the true point of beginning.

Said parcel containing 1.80 acres, more or less.

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, I have hereunto set my hands(s) and seal(s), this 5th day of February, 1973.

(Seal)

Edna Dunaway Davenport

(Seal)

(Seal)

(Seal)

(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 Edna Dunaway Davenport, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February

A.D., 1973

Ruth J. Brown

Notary Public.