

This instrument was prepared by

(Name).....Jim Clayton.....

(Address).....600 West Crest Estates Hueytown, Ala 35020.....

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby.....COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ~~Nineteen Thousand Dollars & NO/100~~ - - (\$19,000.00) - - - - -

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Lillie M. Niven , an unmarried woman

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

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

Begin at the Northwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence Easterly along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section (also North boundary of the Coper lot) 396 feet, more or less, to the West boundary of a road; thence right 90 deg. 01" in a Southerly direction along said West boundary 210.0 feet, more or less, to the South east corner of said Coper lot, and the true point of beginning of the parcel of land herein conveyed; thence 90 deg. 40" right in a Westerly direction along the South boundary of said Coper lot 200.00 feet; thence 90 deg. 40' left in a Southerly direction 180.00 feet; thence 89 deg. 20' left in an Easterly direction 200.00 feet, more or less, to the intersection with said West boundary of a road; thence 90 deg. 40' left in a Northerly direction along said West boundary of a road 180.00 feet, more or less to the point of beginning. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

19780705000086150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/05/1978 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, I have hereunto set.....my.....hands(s) and seal(s), this 3rd
day of July....., 1978...

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED.....(Seal)

1978 JUL -5 PM 1:08.....(Seal)

Thomas A. Hardy.....(Seal)
JUDGE OF PROBATE

Lillie M Niven.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA

Shelby.....COUNTY}

Deed 19.00
Rec. 1.50
Ind. 1.00 General Acknowledgment
21.50

I, the undersigned....., a Notary Public in and for said County, in said State,
hereby certify that Lillie M. Niven, an unmarried woman
signed to the foregoing conveyance, and who is known to me, acknowledged before me
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 3rd day of July.....A. D., 1978

Frances Hardy
Notary Public

My Commission Expires Sept. 8, 1979

Mildred McKinnon
3264 LeBrow Ave
Hueytown, Ala 35020

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