

This instrument was prepared by

708

(Name) Harrison, Conwill & Harrison  
P.O. Box 557  
(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.  
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020  
BIRMINGHAM, ALABAMA 35201  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-five Thousand and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Marion Kappel and husband, Edward J. Kappel, Jr.

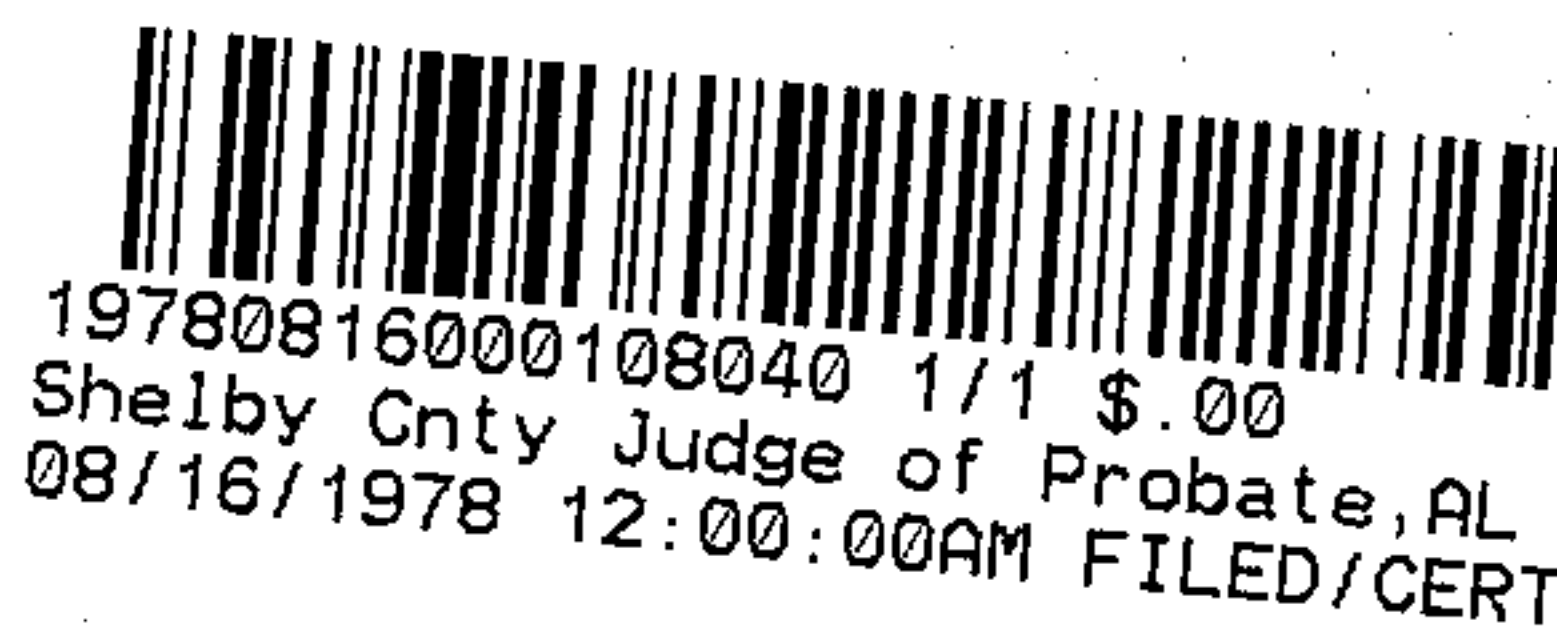
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Betty Jane Kappel

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

The SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 20, Township 20 South, Range 2 West, except a triangular strip lying on the South side of the Old Columbiana Road.

ALSO: A part of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 20, Township 20 South, Range 2 West, described as beginning at the Southeast corner of said forty acres and run North along the East line of said forty 553 feet, more or less, to the right-of-way of the A.B. & C.R.R.; thence Southwest along said right-of-way 760 feet, more or less, to the South line of said forty acres; thence East along the South line of said forty acres 525 feet, more or less to the point of beginning.



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 15<sup>th</sup> day of August, 1978.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS DOCUMENT WAS FILED  
Dreed 25.00  
Rec. 1.50  
Incl. 1.00  
27.50  
1978 AUG 16 AM 9:45  
JUDGE OF PROBATE  
Marion Kappel (SEAL)  
Edward J. Kappel, Jr. (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marion Kappel and husband Edward J. Kappel, Jr.

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of August

Judy R. Davis  
Notary Public

