

This instrument was prepared by

(Name) James W. Porter, II - Attorney at Law

(Address) 1727 City Federal Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and 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, Nancy Seotha McGuire, a widow,

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

Ruth McGuire Huett, a married woman,

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

Part of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the northeast corner of said E $\frac{1}{2}$ of NW $\frac{1}{4}$, run in a westerly direction along the north line of said section for a distance of 517.00 feet, thence turn an angle to the left of 75°26'41" and run in a south-westerly direction for a distance of 365.10 feet, thence turn an angle to the left of 2°54'19" and run in a southwesterly direction for a distance of 152.00 feet, thence turn an angle to the left of 29°20' and run in a southeasterly direction for a distance of 558.00 feet, thence turn an angle to the left of 7°10' and run in a southeasterly direction for a distance of 241.00 feet, thence turn an angle to the right of 36°03'12" and run in a southwesterly direction for a distance of 165.36 feet, thence turn an angle to the left of 8°58'12" and run in a southerly direction for a distance of 179.00 feet, thence turn an angle to the left of 21°57' and run in a southeasterly direction for a distance of 291.53 feet, thence turn an angle to the left of 73°03' and run in an easterly direction for a distance of 410.00 feet, more or less, to a point on the west line of Brookstone A Registered Subdivision of Mussysbrook Farms in Sections 21 & 28, Township 19 South, Range 2 West, Shelby County, Alabama, a map of which is recorded in the office of the Judge of Probate, Shelby County, Alabama, in map book 4, page 53, thence turn an angle to the left of 90°20' and run in a northerly direction along said west line of Brookstone Subdivision for a distance of 1,851.00 feet, more or less, to the point of beginning, containing 23.00 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 20th day of December, 1978.

X Nancy Seotha McGuire
Nancy Seotha McGuire

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1979 JAN 5 AM 10:13

STATE OF ALABAMA
SHELBY

COUNTY

Deed 20.00
Rec. 1.50
Inst. 1.00
22.50

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

General Acknowledgment

I, David Jones, a Notary Public in and for said County, in said State, hereby certify that Nancy Seotha McGuire 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 20th day of December, A. D., 1978.

Notary Public.