257

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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 LOVE & AFFECTION & THE SUM OF ONE AND NO/100 ($1.00) DOLLARS

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

William A. Venable and wife, Joy Venable

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

Ritta Diane Venable

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

BOOK 321 PAGE 858

Commence at the SE corner of the SW¼ of the SW¼ of Section 3, Township 22 South, Range 1 East; thence run West along the South line of said Section 3, a distance of 897.79 feet to a point 330.00 feet East of the East right of way line of Shelby County Hwy. No. 145; thence turn an angle of 105 deg. 08 min. 38 sec. to the right and run parallel with said Hwy. No. 145 a distance of 948.86 feet to the point of beginning; thence continue in the same direction and parallel with said Hwy., a distance of 435.78 feet to a point on the North line of said ¼ ¼ Section; thence turn an angle of 74 deg. 41 min. 41 sec. to the right and run East along the North line of said ¼ ¼ Section a distance of 215.00 feet to a point which is 276.01 feet West of the Northeast corner of said ¼ ¼ Section; thence turn an angle of 66 deg. 57 min. 29 sec. to the right and run a distance of 458.32 feet; thence turn an angle of 113 deg. 12 min. 12 sec. to the right and run a distance of 509.43 feet to the point of beginning. Situated in the SW¼ of the SW¼, Section 3, Township 22 South, Range 1 East, Shelby County, Alabama.

19790907000115510 1/1 $.00
Shelby Cnty Judge of Probate,AL
09/07/1979 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, we have hereunto set our hands(s) and seal(s), this 6th day of September, 19 79.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
79 SEP -7 PM 2:49
JUDGE OF PROBATE
Deed 2.00
Rec. 1.50
Ind. 1.00
4.50

(Seal) William A. Venable (Seal)

(Seal) Joy Venable (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 William A. Venable and wife, Joy Venable whose name s are signed to the foregoing conveyance, and who 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 6th day of September A. D., 1979.

Dorothy Conway
Notary Public.

WALLACE, ELLIS, HEAD & FOWLER