THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EVIDENCE

This instrument [redacted] prepared by [redacted]

[redacted]

#50

HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051

920

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty and no/100 ($50.00) DOLLARS
and other good and valuable consideration

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

Ethel Tyse, a widow

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

✓Rosella Mixon

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

Beginning on the west side of the Johnson road leading from Columbiana to Shelby, at an iron stob, which is the southeast corner of Walter Robinson and wife Beatrice Robinson land, and run west 435 feet along the line of the Storrs land; thence north 334 feet and 6 inches to a point of beginning; thence continue along the same north line 127 feet, more or less, thence east 435 feet, more or less, along the land of Marie Nunnually, to the ride away of the Johnson road; thencesouth along said Johnson road 127 feet, more or less, thence west along the north line of the property conveyed to Willie Jean Lee and wife, Rosie Lee 435 feet more or less, to the point of beginning. Being in the SE¼ of Section 35, Township 21, Range 1 west, and contains 1.26 acres, more or less, also a one story frame house.

The grantor herein expressly warrants that said Walter Robinson died several years ago and Beatrice Robinson died on May, 1977 leaving a will to Ethel Tyse, her daughter, in Shelby County, Alabama; that said Walter Robinson and Beatrice Robinson had one child and that their mothers and fathers are each deceased; the brothers and sisters of both parents, all of which are now deceased except the grantor herein, Ethel Tyse; and that the grantor herein, Ethel Tyse, is the sole surviving heir at law and next of kin of said Walter Robinson and Beatrice Robinson, now deceased, and that said Ethel Tyse is a widow woman, and the only child.

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Book

19790924000122900 1/1 $.00
Shelby Cnty Judge of Probate,AL
09/24/1979 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 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 21st day of September, 19 79.

deed tax .50
rec. 1.50
mtg 1.00
3.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
09 SEP 24 PM 12:10

Ethel Tyse (SEAL)
Ethel Tyse (SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF ALABAMA
SHELBY COUNTY } JUDGE OF PROBATE

General Acknowledgment

I, the undersigned Jack M. Thomas a Notary Public in and for said County, in said State, hereby certify that

Ethel Tyse, a widow

whose name(s) 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September A.D. 1979.

1509 - 5th St. N.
Birm. Al. 35204

Jack M. Thomas
Notary Public