1161

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 15772.50 Era Davis

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

That in consideration of LOVE & AFFECTION AND THE SUM OF TEN AND NO/100 ($10.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Era Davis, the widow of Johnie A. Davis, deceased

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

Virginia Warren and Eileen Phillips

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

Commence at the SW corner of the SE¼ of SW¼, Section 24, Township 21 South, Range 1 West; thence East along the Section line a distance of 21.0 feet to a point on the East side of an alley or street; thence N 3 deg. 30' W along said East side of an alley or street, a distance of 12.0 feet to an iron pipe in the ground that has been established as the Northwest corner of the Will W. Davis property; thence continue N 3 deg.30' West along said East side of an alley or street a distance of 60.0 feet to a point (iron pipe) at the present Northwest corner of the Johnie Davis lot to the point of beginning of the property herein conveyed; thence continue N 3 deg.30' W along the east side of said alley or street, a distance of 72.0 feet to an iron pin; thence N 70 deg.50' E a distance of 119.36 feet to an iron pin; thence S 3 deg. 30' E parallel to the East side of said alley or street, a distance of 72.0 feet to an iron pipe marking the present Northeast corner of the Johnie Davis lot; thence S 70 deg. 50' W a distance of 119.36 feet to the point of beginning. Said property is lying in the Town of Columbiana, Alabama in the SE¼ of SW¼, Section 24, Township 21 South, Range 1 West.

Also, Begin at the SW corner of the SE¼ of SW¼ of Section 24, Township 21, Range 1 West, thence North 86 deg. 10' East 21 feet to a point on East side of an alley; thence North 6 deg. 30' West 12 feet for point of beginning; thence North 83 deg.30' East 120 feet; thence North 6 deg. 30' West 86.5 feet; thence South 71 deg. West 122.5 feet; thence South 6 deg. 30' East 60 feet to point of beginning, containing .202 acres.

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GRANTOR HEREIN RESERVES UNTO HERSELF A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED PARCELS OF LAND.

1979102900141050 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/29/1979 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, I have hereunto set my hands(s) and seal(s), this 29th day of October, 19 79.

Deed Tax — 1.50
Rec. 1.50
1.00
4.00

OCT 29 PM 2 23

(Seal) Era Davis (Seal)
(Era Davis)

(Seal) (Seal)

(Seal) (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Era Davis 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 29th day of October A. D., 19 79

Mrs. Era Davis
205 Go[redacted]in St.
Columbiana, Al. 35051

Edward M. Foster Jr.
Notary Public.