

803

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



19800225000021800 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/25/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration 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,
Maurine E. Lee, a widow

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

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

A parcel of land located in the NE¼ of the NE¼ of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Commence at the NE corner of said Section 23; thence in a Westerly direction, along the North line of said Section 23, a distance of 258.56 feet, more or less, to a point on the SW right of way line of the Atlantic Coast Line Railroad; thence 117 deg. 20 min. 00 sec. left, in a Southeasterly direction along said right of way line, a distance of 560.65 feet to the point of beginning; thence continue along last described course, along said SW right of way line a distance of 234.54 feet; thence 81 deg. 24 min. 04 sec. right in a Southwesterly direction a distance of 103.58 feet; thence 88 deg. 15 min. 24 sec. right, in a Northwesterly direction a distance of 233.28 feet; thence 92 deg. 14 min. 21 sec. right in a Northeasterly direction a distance of 145.75 feet to the point of beginning.

THIS DEED IS GIVEN to correct the description contained in that certain deed from grantor herein to grantee herein dated October 10, 1967 recorded in Probate Office of Shelby County, Alabama in Deed Book 250, page 330.

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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 4th day of February, 1980

1980 FEB 25 PM 2:23 Rec-15 (Seal)
Ind-100

Maurine E Lee (Seal)
(Maurine E. Lee)

Judge of Probate (Seal)
250 (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 Maurine E. Lee 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 4th day of February, A. D., 1980.

P.O. Box 77

Grace Callahan (Seal)
Notary Public.