

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-21 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19800303000025070 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
03/03/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand Three Hundred and No/100 (\$2,300.00)-----Dollars

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

Richard E. Crader and wife, Debbie Crader

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

John H. Farr, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East; thence run in an easterly direction along the north boundary of said quarter-quarter section for a distance of 535.93 feet to a point; thence turn an angle of 85 deg. 05 min. to the right and run for a distance of 13.17 feet to a point, being the point of beginning of the parcel of land herein described and also being a point on the south right of way line of County Highway #30; thence continue in the same direction for a distance of 399.26 feet to a point; thence turn an angle of 90 deg. to the left and run 109.6 feet to a point; thence turn an angle of 90 deg. to the left and run 394.0 feet to a point, being a point on the said south right of way line of County Highway #30; thence turn an angle of 87 deg. 15 min. 12 sec. to the left and proceed along said right of way for a distance of 109.72 feet to the point of beginning.

Said parcel of land is lying in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East, and contains 1.0 acre, according to survey of James L. Ray, Jr., Registered Land Surveyor, dated March 26, 1979.

Subject to easements and rights of way of record.

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 day of, 1980

STATE OF ALA. SHELBY CO.

NOTARY PUBLIC

1980 MAR -3 PM 3:10

(Seal)

(Seal)

(Seal)

JUDGE OF PROBATE

(Seal)

(Seal)

(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 Richard E. Crader and wife, Debbie Crader whose name S are signed to the foregoing conveyance, and who are 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 day of

March

A. D., 1980

John H. Farr, Jr.

Linda S. Crenshaw

Public