

HARRISON, CONWILL & HARRISON

P. O. BOX 557

Columbiana, Alabama 35051

19800424000046700 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/24/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100-----Dollars

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

Henry Swain, an unmarried man

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

Betty Truss Byrd

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

Shelby

County, Alabama, to-wit:

A lot or parcel of land located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 16, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as commencing at the Southeast corner of said Section 16; thence South 87 deg. 45 min. West along the South line of said Section 16, 210.0 feet to the place of beginning; thence from the place of beginning South 87 deg. 45 min. West for a distance of 210.0 feet; thence North 1 deg. 29 min. West parallel to the East line of said Section 16, 210.0 feet; thence North 87 deg. 45 min. East, parallel to the South line of said Section 16, 210.0 feet; thence South 1 deg. 29 min. East, parallel to the East line of said Section 16, 210.0 feet to the place of beginning and containing 1.0 acre, more or less. (Bearings are magnetic.)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 APR 24 PM 1:30

Thomas R. Snowden, Jr.
JUDGE OF PROBATE

shel tax .50
Rec. 1.50
Sub. 1.00
2 00

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 April day of 19 80

Henry Swain

(SEAL)

Henry Swain

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority,
in said State, hereby certify that Henry Swain, an unmarried man

a Notary Public in and for said County

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 bore date.

Given under my hand and official seal this 10th day of April

A.D. 19 80

Hannah Wallace

R-1 Road 41-A
Columbiana, Ala. 35051

Hannah M. (H. Wallace)
My Commission Expires 01/01/81