

This instrument prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19800520000055170 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/20/1980 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of LOVE & AFFECTION & 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, Irine Poe, unmarried; Thomas Richard Poe and wife, Josephine Poe; Mary Helen Poe, unmarried; Carl Jerry Poe and wife, Janelle Poe; David Allen Poe and wife, Teresa Poe

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

✓ Florine Poe

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

PARCEL ONE:

Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 11, Township 24, Range 15 East; thence run in an Easterly direction along the North line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, said section for a distance of 997.2 feet; thence turn a deflection angle of 118 deg. 47' right and run for a distance of 240.0 feet along the East right of way of the County Road to a point, said point being the point of beginning; thence continue along the same course and along the East right of way of said County Road a distance of 100 feet; thence turn a deflection angle of 109 deg. 20' left and run a distance of 200 feet; thence run in a Northerly direction a distance of 97 feet to an iron stob on the South line of a public street, said point being 188 feet East of the point of beginning; thence run in a Westerly direction parallel with the South line of the parcel herein described a distance of 188 feet and along the South line of said public street to the point of beginning.

PARCEL TWO:

NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 22, Range 1 West, less a portion thereof which has been conveyed.

It is intended to convey in Parcel Two all property owned by Albert Poe at the time of his decease, whether correctly described herein, or not.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARY PUBLIC WAS FILED

Seed TAX 14.50
Dec 4.50
Jud 1.00
20.00

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 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 20th day of May, 1980

Irine Poe (SEAL)
Thomas Richard Poe (Seal)
Josephine Poe (Seal)
Mary Helen Poe (Seal)
Florine Poe (SEAL)

Jerry Poe (SEAL)
Janelle Poe (Seal)
David Allen Poe (Seal)
Teresa Mae Poe (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, Irine Poe; Thomas Richard Poe & Josephine Poe; Mary Helen Poe; Carl Jerry Poe & Janelle Poe; David Allen Poe & Teresa Poe, a Notary Public in and for said County, in said State, hereby certify that whose name 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 20th day of May, A. D., 1980.

Nancy K. Farmer
Notary Public.