324

. 800K

(Name)	Steven	R.	Sear	S
	27 Sout	h M	lain	Street

(Address) Montevallo, AL

Without benefit of title evidence



Jefferson Land Tille Pervices Co., Inc.

BIRMINGHAM, ALABAYA 35201

the state of

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Love and affection and other good and valuable consideration.

TO CORRECT DEED RECORDED IN BOOK-301-PAGE 173

to the undersigned grantor (whether one or more), in home paid by the grantee herein, the receipt whereof is acknowledged, I or we. The estate of John Thomas McGaughy, Jr. by executrix Mary Virginia McGaughy.

(herein referred to as grantor, whether one or more). grant, bargain, sell and convey unto John Milton Emfinger, Sr.

Shelby Cnty Judge of Probate, AL 01/08/1980 12:00:00AM FILED/CERT

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

> A lot situated in the Southwest quarter of the Northeast quarter of Section 19, Township 22 South, Range 3 West described as follows:

Commencing at the Southeast corner of the Southwest quarter of the Northeast quarter, Section 19, Township 22 South, Range 3 West; thence run North 2 degrees 45 minutes West along the East boundary line of said quarter-quarter section a distance of 453.0 feet; thence run South 87 degrees 25 minutes West a distance of 389.0 feet to the point of beginning of the lot described herein; thence continue South 87 degrees 25 minutes West and run 317.0 feet to an iron pin; thence run North 37 degrees 58 minutes East a distance of 361.0 feet to an iron pin; thence sun South 19 degrees 15 minutes and 30 seconds East a distance of 286.4 feet to an iron pin and the point of beginning.

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)	29 this
day of October	79	

The esta	te of John L	Romas M. H	angly (SEAL)	By executrix Mary Virginia McHargher (SFAL)
	•••••••••••••••••••••••••••••••••••••••	·	(SEAL)	STATE OF ALA. SHELBY CO.  I CERTIFY THIS  (SEAL)  1900 JAN -8 AM 11: 06
~~**. *** *************	•••••••••••••••••••••••••••••••••••••••	************************	(SEAL)	SEAL)
STATE OF	ALABAMA			JUDGE OF PROBATE MAN 15-3
• • • • • • • • • • • • • • • • • • • •	SHELBY	COUNTY	•	General Acknowledgment

Steven R. Sears in said State, hereby certify that

a Notary Public in and for said County,

The estate of John Thomas McGaughy, Jr. by executrix Mary Virginia McGaughy.

whose name(s) 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 29 day of October A.D. 19 79

> My Commission Expires January 26, 1982 Notary Public

Form Ala. 30

139 and land All.