

HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051

19800618000066580 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
06/18/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and the assumption of that certain mortgage to Farmers Home Administration recorded in Mtg. Book 365, Page 889 in the Probate Office of Shelby County, Alabama to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Larry Wayne Capps

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

Wanda B. Capps

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

A parcel of land situated in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 10 and run thence in a Northerly direction along the Western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 500 feet, to a point; thence turn to the right and run in an Easterly direction, parallel with the Southern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 1020.00 feet, more or less, to a point on the West right-of-way line of paved county highway and the point of beginning of parcel herein conveyed; thence turn to the right and run in a South-westerly direction along the right-of-way of said road a distance of 210 feet to a point; thence turn to the right and run in a Westerly direction, parallel with the Southern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210 feet to a point; thence turn to the right and run in a Northeasterly direction, parallel with the Western right-of-way line of said road a distance of 210 feet, more or less, to a point on the Northern boundary of the South 500 feet of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn to the right and run in an Easterly direction a distance of 210 feet, more or less, to the point of beginning.

BOOK 326 PAGE 994

STATE OF ALA. SHELBY CO.
I HEREBY THIS
1980 JUN 18 PM 1:40
JUDGE OF PROBATE

Deed tax - 7.50
Rec. 1.50
Ind. 1.00
10.00

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 9th day of June, 19 80.

(SEAL) Larry Wayne Capps (SEAL)
(SEAL) _____ (SEAL)
(SEAL) _____ (SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Wayne Capps, husband of Grantee whose name X 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, 19 80
Harrison Conwill Eva D. Motney
Notary Public