

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

WARRANTY DEED

291

\$ 500

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100---Dollars and other good and valuable
Considerations

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

Curtis Sparks, husband of grantee

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

Mildred Sparks

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

Shelby

County, Alabama, to-wit:



19800908000099900 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/08/1980 00:00:00 FILED/CERTIFIED

N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 18, Township 20, Range 3 West less that part conveyed to George Ledbetter by deed dated February 5, 1962 and recorded in Deed Book 153, at page 60, and that part conveyed to Albert C. Howell conveyed by deed dated January 30, 1959, and recorded in Deed Book 209, at page 1; and that part conveyed to Henry Goforth and wife Grace Goforth, by deed dated August 22, 1957, and recorded in Deed Book 18 at page 40, in the Office of the Judge of Probate, Shelby County, Alabama. Mineral and mining rights excepted.

ALSO, a parcel of land situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, and more particularly described as follows: Begin at the NE corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 297.00 feet to a point; thence turn an angle right of 88 deg 42 min. 30 sec. and run in a Westerly direction and parallel to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 114.17 feet; thence turn an angle right of 88 deg. 42 min. 30 sec. and run in a Northerly direction and parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 60.00 feet; thence turn an angle left of 21 deg. 04 min. 01 sec. and run in a North-westerly direction a distance of 251.79 feet to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle right of 109 deg. 46 min. 31 sec. and run in an Easterly direction a distance of 204.70 feet to the point of beginning.

LESS AND EXCEPT that portion conveyed to Charlotte Thomas.

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 2nd
September
day of September, 19 80.

STATE OF ALA. SHELBY CO. 11
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 SEP -4 PM 3:34
JUDGE OF PROBATE
Curtis Sparks (SEAL)
300

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County,
in said State, hereby certify that Curtis Sparks, husband of grantee

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September