

This instrument was prepared by

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19801003000112160 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/03/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED

185

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Two Hundred Fifty and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Dorothy Kay Moon Benson and husband, James W. Benson
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Billy Wayne Branch

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

A lot in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 21 South, Range 1 East, thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 30.00 feet to the South right-of-way line of Shelby County Highway No. 48, and the point of beginning; thence continue South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210.00 feet; thence turn an angle of 89 degrees 59 minutes 24 seconds to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes 36 seconds to the left and run a distance of 210.00 feet to the South right-of-way line of said Highway; thence turn an angle of 89 degrees 59 minutes 24 seconds to the left and run along said right-of-way line a distance of 210.00 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 21 South, Range 1 East, Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to easements and rights-of-way of record.

\$2500.00 the consideration above was paid from a Mtge. closed simutaneously herewith.

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 _____ day of September, 19 80

See City-406-476

Deed Tax 1.50 STATE OF ALA. SHELBY CO. (SEAL) Dorothy Kay Moon Benson (SEAL)
Rec 1.50 I CERTIFY THIS
Dated 100-100-100 (SEAL) James W. Benson (SEAL)
N. 1980 OCT -3 AM 11:40 (SEAL) _____ (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that

a Notary Public in and for said County,

Dorothy Kay Moon Benson and husband, James W. Benson

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 bears date.

Given under my hand and official seal this _____ day of September, A.D. 19 80

Notary Public James W. Benson