

This instr was prepared by

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Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19810112000003520 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/12/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration

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

Bessie Branch, an unmarried woman

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

Lula S. Redic

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

PARCEL I: Beginning at the Southwest corner of the North Half of the Northeast Quarter of the Southwest Quarter of Section 17, Township 22 South, Range 3 West, and running East across the Montevallo and Dogwood road a distance of 130 feet to point of beginning; thence continuing East along the South line of the Reed Parker Property a distance of 175 feet; thence South a distance of 50 feet; thence West to the right of way of the Montevallo and Dogwood road a distance of 175 feet; thence North along the East right of way of said road a distance of 50 feet, to the point of beginning. Such property lying in the South Half of the Northeast Quarter of the Southwest Quarter of said Section 17.

PARCEL II: Lot No. 1 fronting the Montevallo and Dogwood Road 50 feet and running back a distance of 175 feet according to Merchant Melton Subdivision, Map of which is recorded in the Office of the Probate Judge of Shelby County, Alabama, in Map Book 3, Page 76.

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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, I have hereunto set my hands(s) and seal(s), this day of , 19

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

WAS FILED

(Seal)

1981 JAN 12 PM 8:56

(Seal)

Bessie Branch

(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 Bessie Branch, an unmarried woman whose name 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 day of , A. D., 19

FIRST DEPUTY

Notary Public