

This instrument was prepared with the benefit of title evidence by the law office of Harrison, Conwill, Harrison & Justice, P.O. Box 557, Columbiana, Alabama, 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and no/100 (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, BETTIE JONES, a widow, (herein referred to as grantor), grant bargain, sell and convey unto WILLIE ARTHUR JONES (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 331 PAGE 87

TRACT I:
Commence at the Northeast corner of Section 1, Township 21 South, Range 1 East; thence proceed in a Southerly direction along the East boundary of said Section for 1324.93 feet to the Southeast corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East; thence turn an angle of 90 degrees 04 minutes 37 seconds to the right and run along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 500.94 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run 210.00 feet to the point of beginning of the parcel of land herein described; thence continue in the same direction for 210.00 feet to a point; thence turn an angle of 90 degrees 00 minutes left and run 210.00 feet to a point; thence turn an angle of 90 degrees 00 minutes left and run 210.00 feet to a point; thence turn an angle of 90 degrees 00 minutes left and run 210.00 feet to the point of beginning. Said parcel is lying in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East, and contains 1.0 acre. Situated in Shelby County, Alabama.

TRACT II:
ALSO conveyed hereby, but without warranty of title, is all of the grantors' right, title, interest and claim in and to all of that portion of the following described property:

Beginning at the Northeast corner of Tract I and run North along an extension of the East line of Tract I 215.51 feet; thence turn left 90 degrees 00 minutes and run West to the center of an unnamed dirt road; thence turn left and run Southerly along the centerline of said unnamed dirt road a distance of 215 feet, more or less, to a point due West of the Northwest corner of Tract I; thence turn left and run East along the North line of Tract I an extension thereof a distance of 220 feet, more or less, to the point of beginning. Also, beginning at the Southwest corner of Tract I and run West a distance of 40 feet; thence turn right and run North a distance of 30 feet, more or less, to the centerline of an unnamed dirt road; thence continue Northerly along the centerline of said unnamed dirt road to a point due West of the Northwest corner of Tract I; thence turn right and run East a distance of 10 feet, more or less, to the Northwest corner of Tract I; thence turn right and run South along the West line of Tract I a distance of 210.00 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to easements and rights-of-way of record, if any.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of February, 1981.

Bettie Jones (SEAL)
Bettie Jones

BOOK 331 PAGE 88

STATE OF ALABAMA)
COUNTY OF SHELBY)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bettie Jones, a widow, 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 5th day of February, 1981.

Judith R. Davis
Notary Public
My Commission expires 7-7-83



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1981 FEB -9 PM 2:41

Deed to S.O.
Ac. 3.00
1.00
4/22