



american title insurance company

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) A. Eric Johnston

(Address) 2220 Highland Avenue, Birmingham, Alabama 35255

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama



19810519000055960 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
05/19/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ten (\$10.00) dollars 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,

Desmond Wylie O'Neill McAuley and wife, Kathy Poole McAuley

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

Kathy Poole McAuley

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

SHELBY

County, Alabama, to-wit:

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 12, Township 19, Range 2 West, said corner also being the NE corner of Lot 10, Block 17, according to the survey of Lincoln Park, a subdivision in Shelby County, Alabama; thence run Easterly along the North line of said 1/4-1/4 Section for a distance of 472.17 feet to the point of beginning of the tract of land hereafter described, said point being the Northwesternly corner of a tract of land owned by the Grantors herein; from said point of beginning continue Eastwardly along said section line a distance of 374.96 feet to the Northwesternly right of way line of Cahaba Valley Road; thence turn to the right 131° 35' 30" and go in a Southwesterly direction along the Northwesternly line of Cahaba Valley Road a distance of 133.71 feet; thence turn right an angle of 48° 24' 30" and run Westerly a distance of 286.20 feet; thence turn 90° to the right and run a distance of 100 feet to the point of beginning.

Subject to;

Ad valorem taxes due October 1, 1981

10 foot easement as shown on Vol. 328, page 379, in the Probate Office of Shelby County, Alabama.

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, we have hereunto set OUR hands(s) and seal(s), this May day of May, 19 81

Deed Tax \$0  
Rec 1.50  
Ind 1.00  
3.00 MAY 19 AM 8:47

Desmond Wylie O'Neill McAuley (Seal)  
Kathy Poole McAuley (Seal)  
Kathy Poole McAuley (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Desmond Wylie O'Neill McAuley and wife Kathy Poole McAuley whose names 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 A. D. 19