

This instrument was prepared by

(Name).....Vernon N. Schmitt, Attorney at Law.....643

(Address).....P. O. Box 521, Leeds, Alabama 35094

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Shelby Cnty Judge of Probate, AL
07/20/1981 00:00:00 FILED/CERTIFIED

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Five Hundred Dollars (\$2,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, / Dorothy L. Wills, an unmarried woman,

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

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

Commence at the Northwest corner of the N.E.¼ of the S.W.¼ of Section 14, Township 18 South, Range 1 East, thence run west for a distance of 1.79' feet, more or less, to a point on the east right of way of Shelby County Highway No. 45, thence run S 4°24'W and along said right of way for a distance of 596.72 feet, thence run S 85°31'09"E for a distance of 485.0 feet, thence run N 86° 11'E for a distance of 478.86 feet to the point of beginning. Thence run S 87°25'39"E for a distance of 385.12 feet, thence run S 3°29'07"W for a distance of 446.05 feet to a point in Bear Creek, thence run S 20°29'07"W along said creek for a distance of 30.0 feet, thence run S 18°00'53"E along said creek for a distance of 80.0 feet, thence run S 40°29'07"W along said creek for a distance of 155.0 feet, thence run N 19°30'53"W along said creek for a distance of 130.0 feet, thence run N 72°02'53"W along said creek for a distance of 65.0 feet, thence run S 61°47'07"W along said creek for a distance of 65.0 feet, thence run N 57°30'14"W along said creek for a distance of 154.93 feet, thence run N 2°34'21"E for a distance of 490.0 feet to the point of beginning.

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 23rd day of June, 1981.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 JUL 20 PM 12:56

(Seal)

(Seal)

(Seal)

Dorothy L. Wills

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy L. Wills whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 23rd day of June, A. D., 1981.

Pl. 1 Box 326-A

Joan B. Schmitt
Notary Public.