

(Name) _____ace, Ellis, Head & Fowler_____468

(Address) _____Columbiana, Alabama 35051_____

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19810814000088670 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/14/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of _____Two thousand eight hundred 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,

Karen Pickett and husband, Jeffrey Pickett

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

✓ Larry Sexton

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

Commence at the N.E. corner of the NW¼ of the NE¼ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, thence run Westerly along the North line of said quarter-quarter 657.73' to a point, thence 90 deg. 09 min. 04 sec. left and run Southerly 651.85' to the point of beginning of the property being described, thence continue along last described course 133.62' to a point, thence 89 deg. 55 min. 36 sec. left and run Easterly 327.16' to a point, thence 89 deg. 56 min. 57 sec. left and run Northerly 133.61' to a point, thence 90 deg. 03 min. 03 sec. left and run Westerly 327.45' to the point of beginning, containing 1.0 acre and marked on the corners with iron pins according to survey of Joseph E. Conn, Jr., Ala. Reg. Surveyor No. 9049, said survey being dated October 14, 1980.
Subject to easements and rights-of-way of record.

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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, we _____ have hereunto set _____ our _____ hands(s) and seal(s), this 29th day of July _____, 1981.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED (Seal)

1981 AUG 14 PM 12:45 (Seal)

Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA }
Shelby COUNTY }

Deed 3.00
rec. 1.50
Ind. 1.00
3.50

Karen Pickett (Seal)
Jeffrey Pickett (Seal)

General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Karen Pickett and husband, Jeffrey Pickett whose name _____ 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 29th day of July _____ A. D., 1981

R. 2 Bot 312
Guthrie Al. 35124

Emmie D. Higgin (Seal)
Notary Public.
MY COMMISSION EXPIRES NOV. 1, 1983