

This instrument was prepared by

(Name) Charles A. J. Beavers, Jr.

(Address) 1933 Montgomery Highway, Birmingham, Alabama 35209

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Shelby Cnty Judge of Probate, AL
09/04/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Thousand Eight Hundred Dollars (\$6,800.00) and the assumption of the indebtedness secured by that certain mortgage hereinafter described

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

David Leroy Butler and wife, Edna B. Butler,

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

Edna B. McGalliard

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

A part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, more particularly described as follows: Commence at the southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run in a northerly direction along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 130 feet more or less to northerly right-of-way line of Florida Short Route Highway right-of-way; thence in a northeasterly direction along the northerly right-of-way line of said highway a distance of 150 feet to the point of beginning of tract herein described; thence continue in a northeasterly direction along the northerly right-of-way line of said highway a distance of 270 feet; thence in a northerly direction and parallel with west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210 feet to a point; thence in a southwesterly direction and parallel with the northerly right-of-way line of said highway a distance of 210 feet to a point; thence in a northerly direction and parallel with west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210 feet; thence in a southwesterly direction and parallel with north right-of-way line of said highway a distance of 210 feet to west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in a southerly direction along west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210 feet; thence in a northeasterly direction and parallel with the northerly right-of-way line of said highway a distance of 150 feet; thence in a southerly direction and parallel with west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Right-of-way granted to Shelby County by instrument recorded in Deed Book 95, page 491, and in Deed Book 104, page 459, in Probate Office; (3) Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 111, page 157, in Probate Office; and (4) Easement to Plantation Pipe Line Company as shown by instrument recorded in Deed Book 112, page 211, and amended by Deed Book 252, page 505, in Probate Office.

AS A PART OF THE CONSIDERATION for the execution of this conveyance, grantee herein assumes a agrees to pay that certain mortgage to Lagran Garrett and Rena Garrett recorded in Mortgage TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. Book 413, page 623.

And ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 27th day of August, 1981.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
1981 SEP -4 AM 8:45 (Seal)
JUDGE OF PROBATE (Seal)

David Leroy Butler (Seal)
Edna B. Butler (Seal)
Edna B. Butler (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Leroy Butler and wife, Edna B. Butler, whose name S 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 27th day of August, 1981.

Notary Public

CORLEY, MONROUS, DeBYE, POWERS, TRUSTON & BEAVERS, ATTORNEYS
1933 MONTGOMERY HIGHWAY
BIRMINGHAM, ALABAMA 35209