

This instrument prepared by
(Name) Mike I. Atchison, Attorney at Law 837
(Address) P.O. Box 822, Columbiana, Alabama 35051
Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19811123000125550 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/23/1981 00:00:00 FILED/CERTIFIED

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

That in consideration of Six Thousand and no/100 (\$6,000.00)-----Dollars

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

Billy J. Walker and wife, Martha M. Walker

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

✓ Donald C. Vance

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

A lot or parcel of land lying and being situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 18, Township 22 South, Range 3 West, Shelby County, Alabama, described more particularly as follows: From the SE corner of said Section 18, run North along the East line of said Section 18 for 33 feet to a point on the North right of way line of Shelby County Road No. 206; thence run West along said road right of way line for 627.8 feet to the point of beginning of subject parcel of land; from said point thus established, deflect right an angle of 95 degrees and 19 minutes and run Northerly for 587.8 feet to a point on the Southeasterly right of way line of the present railroad property; thence deflect left an angle of 148 degrees and 12 minutes and run Southwesterly along said railroad right of way line for 666.5 feet; thence deflect left an angle of 127 degrees and 07 minutes and run Easterly for 296.3 feet, and back to the point of beginning, and containing 1.9 acres, more or less.

SUBJECT TO:

1. Ad valorem taxes for 1981 and subsequent years.
2. Right of way to Shelby County recorded in Deed Book 237, Page 387, in Probate Office.
3. Permit to Alabama Power Company recorded in Deed Book 130, Page 144, in Probate Office.

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 16th day of June, 1981.

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE

1981 NOV 23 PM 3:34

Billy J. Walker
Billy J. Walker

Martha M. Walker
Martha M. Walker

STATE OF ALABAMA }
SHELBY COUNTY }

Deed 6.00
Rec. 1.50
Ind. 1.00
8.50

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy J. Walker and wife, Martha M. Walker 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 16th day of June, A. D., 1981.

R. 4 Box 50-A

Montevallo Al. 35115

Notary Public.

MY COMMISSION EXPIRES 9/29/81