

✓ HARRISON, CONWILL & HARRISON
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Columbiana, Alabama 35051

19811230000137610 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/30/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Love and Affection

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

A. M. Muncy, a widower

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

Charlotte Faye Hylton

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

Shelby

County, Alabama, to-wit:

Commence at the Northeast corner of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama, and run South along the East line of said Section 17 a distance of 880 feet to the point of beginning; thence turn right and run west, parallel to the North line of said Section 17 to the Easterly right-of-way line of Shelby County Highway No. 55; thence turn left and run Southerly along the Easterly right-of-way line of said highway to the South line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17; thence turn left and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left and run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning.

LESS AND EXCEPT the following described property:

Commence at the point of intersection of the South line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama, and the Easterly right-of-way line of Shelby County Highway No. 55, which is the point of beginning; thence run Northerly along the East right-of-way line of said highway a distance of 150 feet; thence turn right and run East, parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 600 feet; thence turn right and run Southerly, parallel to the East right-of-way line of said highway to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right and run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 660 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 21st

day of December, 19 81.

Deed 3.00
Rec. 1.50
Ind. 1.00
5.50
1981 DEC 30 AM 9:22

(SEAL)

A. M. Muncy

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority,

in said State, hereby certify that A. M. Muncy, a widower

a Notary Public in and for said County,

whose name ~~is~~ is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of December, A.D. 19 81.

Notary Public