

115

300.00

This instrument was prepared by

(Name)

(Address)

WARRANTY DEED - ~~AMERICAN TITLE TRUST CO. OF ALABAMA~~

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 dollars, 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,

William T. Cunningham, Sr., and wife Bertha Fay Cunningham

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

✓ Brian Alan Cunningham, Sr., and wife Susan Whitfield Cunningham

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

A parcel of land located within the S.W. 1/4 of N.E. 1/4 Section 10, Township 20 South, Range 2 West Huntsville Meridian, Shelby County, Alabama. More particularly described as follows:

Commence at the N.W. Corner of the S.W. 1/4 of N.E. 1/4 of Section 10, Township 20 South, Range 2 West, thence S20 15'E, a distance of 155.00' feet to a point on the south side of the Pelham Public Road (now abandoned); thence proceed N57°41'42"E, a distance of 770.14' feet to a point, said point being the Northwest corner of the William Cunningham property as described in D.3. 288, Pg. 76 and recorded in the Probate Office in the Shelby County Courthouse in Columbiana, Alabama; thence proceed S2°12'15"E along the west line of said William Cunningham property, a distance of 592.32' feet to an iron, and the point of beginning; thence continue S2°12'15"E along said west line of the William Cunningham property, a distance of 200.07' feet to an iron at the southwest corner of said William Cunningham property; thence proceed N57°45'00"E along the south line of said William Cunningham property a distance of 251.52' feet to an iron; thence proceed N2°12'15"W a distance of 200.07' feet to an iron; thence proceed S57°45'00"W a distance of 251.52' feet to the point of beginning. Containing 1.00 Acres more or less.

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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 4th

day of January, 1982.

Rec 1.50
Jud 1.00
3.00
1982 JAN -7 AM 10:34 (Seal)
JUDGE OF PROBATE (Seal)

William T. Cunningham, Sr. (Seal)
Bertha Fay Cunningham (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that William T. Cunningham, Sr. and wife, Bertha Fay Cunningham, whose name _____ 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 4th day of January, A. D., 1982.



Notary Public, State of Alabama at Large
My Commission Expires February 3, 1984
Bonded by Western Surety Co.

George J. Whitfield (Seal)
Notary Public

Rt 2 Box 159
Alabama, AL 35007