

(Name) E, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-68

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100(\$10.00) DOLLARS and other good and valuable consideration,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Donald T. Bayard and wife, Phyllis Bayard

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

✓ Bonnie Jean Bayard

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

A parcel of land in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West, described as follows: Beginning at the NE corner of said forty acres, and run in a Southwesterly direction approximately 685 feet to an iron stake, which is the point of beginning and the NE corner of the property herein described; thence run South 340 feet to a stake; thence run West 200 feet; thence run North 340 feet; thence East 200 feet to point of beginning; which said land is otherwise described as: Commence at the Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West; thence run South 41 deg. 24 min. West a distance of 679.90 feet to the point of beginning; thence run South a distance of 340.0 feet; thence run West a distance of 200.0 feet; thence run North a distance of 340.0 feet; thence run East a distance of 200 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT the following described parcel: Commence at the NE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West; thence run South 41 deg. 24 min. West a distance of 679.90 feet to a point; thence run South a distance of 190.00 feet to the point of beginning; thence continue in the same direction a distance of 150. feet to a point; thence turn an angle of 90.00 deg. to the right and run a distance of 100.0 feet to a point; thence turn an angle of 90.00 deg. to the right and run 150.00 feet to a point; thence turn an angle of 90.00 deg. to the right and run a distance of 100.00 feet, more or less, 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 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 19 day of February, 19 82

FILED IN ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1982 FEB -4 AM 8:27

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

Deed Tax - 6.50
Rec. - 1.50
1.00

(Seal)

(Seal)

(Seal)

Donald T. Bayard

(Donald T. Bayard)

Phyllis Bayard

(Phyllis Bayard)

General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

the undersigned authority

I, Donald T. Bayard and wife, Phyllis Bayard, a Notary Public in and for said County, Shelby State, hereby certify that Donald T. Bayard and wife, Phyllis Bayard whose name s are 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 3rd day of February, 19 82

Return to:

Mrs. Bonnie Jean Bayard
RR 2 Box 190 A
Columbiana Ala 35057

David P. Lawrence
Notary Public.

My Commission Expires August 16, 1985