

970

4500

USDA--FHA
Form FHA-AL-465-2
(Rev. 4-8-71)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS:

THAT, in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid to the undersigned

Leonard C. Walters and Peggy S. Walters,
his wife, herein referred to as grantors) by the United States of America, acting through the Administrator of the Farmers
Home Administration (herein referred to as GRANTEE), the receipt whereof is acknowledged, the said grantors have granted,
bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto said GRANTEE and its assigns

the following described real estate, situated in Shelby County, Alabama, to-wit:

From the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 21 South,
Range 1 West, run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$, a distance of 417.41
feet; thence right 85 deg. 13' a distance of 111.15 feet to the point of beginning;
thence right 1 deg. 28' a distance of 186.06 feet to a point at the intersection of
the South right of way line of Ala. Hwy. No. 70 and the West right of way line of
Old Cameron Road; thence Southwardly along the West right of way line of Old
Cameron Road a distance of 265 feet, more or less; thence right in a Northwesterly
direction a distance of 201.94 feet to the point of beginning.

Situated in Shelby County, Alabama .

Subject to utility easements and road rights of way of record.

Subject to transmission line permit to Alabama Power Company recorded in the
Probate Office of Shelby County, Alabama in Deed Book 130, page 225.

Grantors herein reserve a 15 foot easement for right of way purposes over the
above described property, said easement is located along the Northern boundary
of said property adjacent to the right of way of Ala. Hwy. 70 as shown on that
certain survey of March 31, 1980 as done by Evander E. Peavy.

TO HAVE AND TO HOLD, to the said GRANTEE and its assigns the aforesaid premises, together with the hereditaments,
improvements, and appurtenances thereunto belonging, in fee simple forever.

And grantors do for themselves and for their heirs, executors, administrators and assigns covenant with the said GRANTEE
and its assigns that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances
except as hereinbefore set forth;

21.8.21.7.

that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said GRANTEE and its assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals this 2nd day of March, 19 82

WITNESSES:

Betty J. Lawton (LS)
Clifton E. Lawton
Leonard C. Walters (LS)
Peggy S. Walters
Peggy S. Walters

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

1982 MAR 25 PM 1:52

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

Recd tax 50
Rec. 3.00
Ind. 1.00
4.50

STATE OF ~~ALABAMA~~ Florida
COUNTY OF Osceola
Shelby

I, Betty J. Lawton, a Notary Public in and for said County, in said State, do hereby certify that
Leonard C. Walters and Peggy S. Walters,
his wife, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this
day that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears
date.

Given under my hand and seal, this 2nd day of March, 19 82.

(SEAL)

Betty J. Lawton
Notary Public

My Commission Expires:

July 16, 1983