

This instrument was prepared by

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

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

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 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, Julie Duncan, a widow,

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

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

One square acre of land in the South East quarter of Sec. 35, Township 21, Range 1 West, and being in the Southwest corner of a tract of 17½ acres of land deeded to B. E. McClanahan by Mattie Shultz and Sam Shultz on the 18th day of March 1913 which deed is recorded in Deed Record Vol. 49, Page 639, in the Office of the Judge of Probate of Shelby County, Alabama, to which reference is here made for part of this description and said acre of land is more particularly described as follows by metes and bounds. Beginning at the intersection of the public road leading from Columbiana by the Judge McClanahan house in the direction of Shelby, with a road that leads from said road to the main Columbiana and Shelby road, and running East 210 feet with said last mentioned road, thence North 210 feet, thence West 210 feet to the above first named road, thence South along said road to the point of beginning.

The Grantor hereby reserves a life estate in the hereinabove described property.

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, I have hereunto set my hands(s) and seal(s), this 1st day of April, 1982

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1982 APR -1 AM 10:40

JUDGE OF PROBATE

(Julie Duncan)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Julie Duncan, a widow, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, A. D., 1982

109 Hwy H7
Columbiana, AL 35051

Notary Public.