

USDA-FmHA
Form FmHA-AL-465-2
(Rev. 2-14-73)

1304

This Instrument was Prepared by: FmHA
Name Charles E. Elliott, Jr.
Address P. O. Box 797
Columbiana, AL 35051

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 _____

MARY K. HORTON

and _____

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:

DESCRIPTION OF PROPERTY:

Begin at the Southwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East; thence run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ 97.0 feet; thence turn Northeasterly an azimuth of 83 degrees 54 minutes 145.0 feet; thence turn Southeasterly an azimuth of 153 degrees 21 minutes 85.0 feet; thence turn Southeasterly an azimuth of 139 degrees 37 minutes 30 seconds 199.18 feet to a point on the Northerly right-of-way of Shelby County Road #55; thence turn Southwesterly along said right-of-way an azimuth of 220 degrees 33 minutes 30 seconds 212.0 feet to the intersection with an old telephone line; thence turn Northwesterly along said telephone line an azimuth of 325 degrees 55 minutes 309.55 feet to the West line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence turn North along said West line an azimuth of 0 degrees 00 minutes 20.0 feet to the point of beginning. Said property contains 1.50 acres, more or less.

Situated in Shelby County, Alabama

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;

FmHA-AL-465-2 (Rev. 2-14-73)

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BOOK 343 PAGE 624

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 15th day of November, 19 82.

WITNESSES:

Mary K. Horton (LS)

Mary K. Horton (LS)

NO TAX COLLECTED

1982 NOV 16 AM 8:36

Rec 3.00
Ind 1.00
4.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that

Mary K. Horton and _____
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 15th day of November, 19 82.

(SEAL)

H. F. Cornish
Notary Public

My Commission Expires:

10/17/84

BOOK 343 PAGE 25