

This instrument was prepared by
Prepared By
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Attorney at Law
(Address) P. O. BOX 1319
CLANTON, AL 35045

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Shelby Cnty Judge of Probate, AL
02/03/1983 00:00:00 FILED/CERTIFIED



WARRANTY DEED

STATE OF ALABAMA

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar
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, Martha C. Franklin Harris and Patsy Eskew, both married woman

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

Alice Phillips

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

Seven acres in the NE corner of the SE 1/4 of the NE 1/4 of Section 26, Township 20, Range 4 West, Shelby County, Alabama, and being also described as follows: Beginning at the NE corner of the SE 1/4 of the NE 1/4, Section 26, Township 20-South, Range 4-West, Shelby County, Alabama; thence S-00°44'05"-W along the East line of said NE 1/4, 231.6 feet to a point on the NW line of Shelby County Road 13; thence S-65°15'30"W along the cord of a curve to the Right (having a radius of 1,392.61 feet and an arc length of 391.29 feet) 390.00 feet to a point on the said NW line; thence departing said line of County Road 13, N-68°08'15" 1,056.43 feet to the NW corner of said SE 1/4 of said NE 1/4; thence N-89° 56'30"E along the North line of said SE 1/4 of NE 1/4, 1,337.60 feet to the point of beginning. The above described parcel of land all lying in the SE 1/4 of the NE 1/4 of Section 26, Township 20-South, Range 4-West, Shelby County, Alabama, and contains 7.00 acres, more or less.

*The above described property is not the homestead of the grantors.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th
day of January, 19 83

Witness Her Mark

W.D. Latham

(SEAL)

Witness Her Mark

Barbara K. Becker

(SEAL)

Martha C. Franklin Harris (SEAL)

Patsy Eskew (SEAL)

STATE OF Alabama

COUNTY }

I,
in said State, hereby certify that

Martha C. Franklin Harris and Patsy Esque

whose name(s) 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 26th day of

January, A.D. 19 83

W.D. Latham
Box 389
Form Ala. 30

Notary Public