

This instrument was prepared by

(Name) Walter Cornelius, Attorney at Law

(Address) 414 - 416 Woodward Building, Birmingham, AL 35203

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar, Love and Affection, 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 ~~xxxxx~~, Walter Lynn, a single man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto my daughter, Mildred Lynn Bragg,

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

24
345
BOOK PAGE
That certain parcel of land situated in the NW 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West, more particularly described as follows: Commence at the point of intersection of the East boundary of said quarter-quarter Section with the East right-of-way line of the Old Valley Road and run South along the said East boundary of said quarter-quarter Section a distance of 225 feet, more or less, to the Southeast corner of the parcel of land described in that certain warranty deed recorded in Deed Book 191, at Page 322, in the Probate Office of Shelby County, Alabama, in which deed the said Mildred Lynn Bragg, then known as Mildred Lowery, is named as Grantee, as the point of beginning of the land herein described; from said point of beginning run thence South along the Eastern boundary of said quarter-quarter Section a distance of 63 feet; thence run West parallel with the South boundary of said parcel described in said deed so recorded in Deed Book 191, Page 322, a distance of 170 feet, more or less, to the East right-of-way line of the Old Valley Road; thence run North-easterly along the East right-of-way line of said Road a distance of 80 feet, more or less, to the Southwest corner of said parcel described in said recorded deed; thence run East along the South boundary of said parcel a distance of 134 feet, more or less, to the point of beginning.

Subject to all liens and easements of record and to current year ad valorem taxes, which the Grantee herein hereby assumes and promises and agrees to pay.

SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 FEB -9 AM 11:40
Dues \$50
Res 1.50
Ind 1.00
300
Thomas A. Shumaker, Jr.
CLERK OF PROBATE

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 22nd day of November, 1982

Walter Cornelius

(Seal)

Walter Lynn

WALTER LYNN

(Seal)

S. L. Bragg

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Walter Cornelius, a Notary Public in and for said County, in said State, hereby certify that Walter Lynn, a single man, whose name is 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, A. D., 1982
My Commission Expires: May 20, 1984

Mildred Lynn Bragg
Rt 1 Box 750

Walter Cornelius
Notary Public.