

GRANTORS ADDRESS:
P.O. Box 491
Columbiana, Alabama

GRANTEES ADDRESS:
423 Walnut Street
Centreville, Ala 35042



This instrument was prepared by
Harrison, Conwill, Harrison & Justice
(Name) Attorneys at Law
P.O. Box 557
(Address) Columbiana, Alabama 35051

WARRANTY DEED, ~~NOT TENANTS WITH RIGHT OF SURVIVORSHIP~~

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Eight Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jack L. Moody and wife, Peggy M. Moody; Monnie Sue Fowler and husband, Ben Fowler;
Luanne Moody Jones, a divorced woman; and Neil Moody and wife, Theresa Sue Moody
(herein referred to as grantors) do grant, bargain, sell and convey unto
Hugh Edmonds Realty Co., Inc.

(herein referred to as GRANTEES) ~~and their heirs and assigns forever~~ the following described real estate situated in
Shelby County, Alabama to-wit:

The NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, LESS AND EXCEPT the following portion thereof: The East 165.00 feet of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; ALSO EXCEPT the following: Begin at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 467.00 feet; thence East and parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 467.00 feet; thence South and parallel to said West line 467.00 feet to said South line; thence West along said South line 467.00 feet to the point of beginning. ALSO LESS AND EXCEPT: Begin at the Southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; thence East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 467.00 feet to the Southeast corner of the Dennis Property, said point also being the point of beginning; thence left 89 degrees 21 minutes in a Northerly direction along the East boundary of said Dennis Property 131.94 feet; thence right 93 degrees 03 minutes in a Southeasterly direction 464.00 feet; thence right 86 degrees 57 minutes in a Southerly direction 22.40 feet; thence left 90 degrees 03 minutes in an Easterly direction 231.36 feet to intersection with a line that is 165.00 feet West of and parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, said intersection also being on the West boundary of Smitherman Property; thence right 90 degrees 05 minutes in a Southerly direction along said West boundary of Smitherman Property 77.20 feet to said South line; thence West along said South line 694.70 feet to the point of beginning. Situated in Shelby County, Alabama.

his, her or their heirs and assigns forever.

TO HAVE AND TO HOLD to the said GRANTEES ~~and 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, we have hereunto set our hand(s) and seal(s), this 31st day of May, 1983

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~~WITNESSES~~
Jack L. Moody (Seal)
Peggy M. Moody (Seal)
Monnie Sue Fowler (Seal)

Ben Fowler (Seal)
Luanne Moody Jones (Seal)
Neil Moody (Seal)
Theresa Sue Moody (SEAL)
General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority Jack L. Moody and wife, Peggy M. Moody; Monnie Sue Fowler, wife of Ben Fowler; hereby certify that Luanne Moody Jones, a divorced woman; and Neil Moody and wife, Theresa Sue Moody whose names 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 31st day of May A. D., 19 83

W. R. Justice
Notary Public.

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ben Fowler, husband of Monnie Sue Fowler, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, 1983.

W. R. Justice
Notary Public

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BOOK

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

1983 JUN -3 PM 2:24

Thomas P. Shivers, Jr.
CLERK OF PROBATE

Deed tax - 48.00
Rec 5.50
Ad 1.00
54.50

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-9020
BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title & Insurance Company