

NAME: WILLIAM H. HALBROOKS
Suite 820 Independence Plaza
ADDRESS: Birmingham, AL 35209

WARRANTY DEED (Without Survivorship)

³⁸⁵ Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 (\$500.00) DOLLARS
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGES

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I
or we, JOHN T. BOYD, JR., and wife, SHERON M. BOYD

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

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

Commencing at the NW corner of SE 1/4 of NE 1/4, Section 36, Township 18 South, Range 1 East, the point of beginning; thence North 87 degrees 30 minutes East a distance of 459.60 feet to a point; thence South 69 degrees 15 minutes East a distance of 291.80 feet to a point on the West R.O.W. line of Shelby County Road No. 55; thence Southwesterly along said R.O.W. line a distance of 1,483.30 feet to a point; thence North 2 degrees 30 minutes West a distance of 1,245.70 feet to the point of beginning. Said land being situated in the SE 1/4 of NE 1/4, Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, and containing 10 acres more or less.

Subject to all existing easements and restrictions of record.

Subject to an existing first mortgage held by United Federal Savings & Loan Association as recorded in Mortgage Book 361, Page 377, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to an existing second mortgage to Lewis G. McConnell and Mary A. McConnell

TO HAVE AND TO HOLD to the said grantees, 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, we have hereunto set our hands(s) and seal(s), this 8th day of July, 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1983 AUG -8 AM 8:56 (Seal)

Thomas A. ... (Seal)
JUDGE OF PROBATE

John T. Boyd, Jr. (Seal)
John T. Boyd
Sheron M. Boyd (Seal)
Sheron M. Boyd (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

Paid TAX .50
Fee 1.50
Ins 1.00
3.00 General Acknowledgment

I, Rebecca J. Joins, a Notary Public in and for said County, in said State, hereby certify that John T. Boyd and wife, Sheron M. Boyd 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 8th day of July, A. D., 19 83

Rebecca J. Joins
Notary Public.

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