

## WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of thirty-nine thousand, five hundred dollars (\$39,500.00), to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Elmer C. Edwards and wife Edna Mae Edwards, of BX 220, Wilton, AL 35187 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Randy Eugene Edwards and wife Debbie Gay Edwards, of BX 279, Wilton, AL 35187 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the SW corner of Lot 12, Block 2, according to the plat or map of the Town of Wilton, Alabama, made by J. E. Bozeman, which map is recorded in the Probate office of Shelby County, Alabama, in Deed Book 14, page 239, and running in a northward direction along the E side of the Centreville and Montevallo Highway a distance of  $55\frac{1}{2}$  feet; thence in an easterly direction a distance of 145 feet; thence in a westerly direction a distance of 171 feet to the point of beginning. Said lot being a triangular lot, situated in Shelby County, Alabama.

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The land lying SW and extending Southwesterly to the public road running SW of the following described line that is in the Town of Wilton, Shelby County, Alabama, to-wit: From a point of Lot 12, in Block 2 of the Birmingham Junction Survey, a map of which is recorded in Deed Book 14 page 239 in the Probate Office of Shelby County, Alabama seven (7) feet NE of the existing building located on the southern portion of said Lot 12 on the E side of and facing Highway 25, which point is also 83.30 feet NE of the Junction of Highway 25 and the County Road, which said junction is the SW corner of said Lot 12 and from said point run in a Southeasterly direction on a course through a point one foot E of the Easternmost point of the building on the SE portion of said Lot 12 and continue on said course 166.35 feet to the N side of the county road which said line was established by iron stakes placed by Alton Young, Registered Surveyor No. 1666 on or about February 2, 1963, and approved on the ground by the parties to an agreement dated February 13, 1963; being situated in Shelby County, Alabama.

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

I Elmer C. Edwards and wife Edna Mae Edwards do for myself and for my heirs, executors, and administrators covenant with the said grantee, his, her, or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have set my hand and seal, this 21 December 1983.

Witness:

*Elmer C. Edwards*

*Elmer C. Edwards* (Seal)

the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 December 1983.

Notary public

My Commission Expires August 16, 1985

The purchase price recited above was paid from a mortgage loan simultaneously herewith.

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1984 JAN -3 PH 12:26  
see Mtg 441-523

Rec 3.00  
Tsd 1.00  
4.00