

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Stan Downey, Attorney at Law

Linda Ann Keller

ADDRESS: Rt. 3, Box 850-C, Leeds, AL 35094

211 St. Charles St.

B'ham, AL 35209

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand Seven Hundred Fifty (\$3,750.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

FLOYCE CARTER and wife FRANCES CARTER

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

LINDA ANN KELLER, A single woman

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

A parcel of land lying in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 9, Township 21 South, Range 2 West, and more particularly described as follows:

Starting at the Southwest corner of the said SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 9, Township 21 South, Range 2 West, run Easterly along the South boundary line of said Section 9 a distance of 651.4 feet to an iron marker; thence turn an angle of 90 degrees 00 minutes to the left and run Northerly a distance of 200.0 feet to an iron marker; thence turn an angle of 29 degrees 44 minutes to the right and run 794.1 feet to an iron marker, the point of beginning; thence continue along the same line a distance of 65.0 feet to an iron marker; thence turn an angle of 109 degrees 47 minutes to the left and run Northwesterly a distance of 449.2 feet to the middle of a chert road (an iron marker is on line on the Southeast R/W of said road); thence run Southwesterly along said center line of said chert road, along a curve to the left a distance of 125.0 feet to a point, marked by an iron marker on the said Southeast R/W of said chert road; thence run Easterly along an established lot line a distance of 455.1 feet to the point of beginning.

Said parcel of land lies in the said SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 9, Township 21 South, Range 2 West.

Purchase price is paid entirely from proceeds of mortgage filed simultaneously herewith.

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, we have hereunto set our hands(s) and seal(s), this 30th day of November, 1983.

ALABAMA TITLE CO.
RECORDED BY THIS
FEE

(Seal)

FLOYCE CARTER

(Seal)

1984 JAN 24 AM 8:58
see My 442-501

(Seal)

FRANCES CARTER

(Seal)

Rec 1.50
Ind 1.00
2.50

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Stan Downey, Jr., a Notary Public in and for said County, in said State, hereby certify that Floyce Carter and wife Frances Carter 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 30th day of November, A. D., 1983.