

This instrument was prepared by

(Name) Joel C. Watson, Attorney

(Address) P. O. Box 987
Alabaster, Ala. 35007

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This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTEEN THOUSAND FIVE HUNDRED DOLLARS & NO/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Margaret S. Wynn, a single woman, (my 7/8 interest in the below described real estate); Ted R. Wynn, Jr., a single man, (my 1/8 interest in the below described real estate) (therein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James L. Perrin

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

A lot in the NE 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West described as follows:

Commence at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West, thence run West along the South line of said 1/4-1/4 Section a distance of 559.51 feet to the point of beginning; thence continue West along the South line of said 1/4-1/4 a distance of 178.0 feet; thence turn an angle of 111 deg. 32 min. to the right, and run a distance of 200.39 feet; thence turn an angle of 95 deg. 00 min. to the right and run a distance of 174.00 feet. thence turn an angle of 88 deg. 43 min. to the right and run a distance of 120.15 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

Subject to gravel drive and encroachment of fence on the westerly side as shown by survey of Frank W. Wheeler

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of February, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 MAR -7 AM 9:11
Jude
13.50
1.50
1.00
16.00
Jude
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16.00

(SEAL)

Margaret S. Wynn
Margaret S. Wynn

(SEAL)

(SEAL)

Ted R. Wynn, Jr.
Ted R. Wynn, Jr.

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Margaret S. Wynn and Ted R. Wynn, Jr.

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 28th day of February, A.D. 1984.

Patricia Ann Roberts
Notary Public