

537

Kathy Ann Brewster
(Name)

(Address)

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-48

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

500.00

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar ----
and love and affection

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

Nell E. Brewster, a widow

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

/ Kathy Ann Brewster

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

PARCEL ONE:

That part of the SE 1/4 of the NW 1/4 of Section 30, Township 19, Range 1 East, more particularly described as follows, to-wit: Commencing at the Southeast corner of the SE 1/4 of the NW 1/4 of said Section 30, and run thence North 2 deg. 30 min. West a distance of 20 feet; run thence North 89 deg. and 30 min. West a distance of 113.3 feet for the point of beginning of the tract of land herein described and conveyed; run thence North 2 deg. and 30 min. West for a distance of 612.4 feet; run thence North 73 deg. West a distance of 160 feet; run thence South 2 deg. and 30 min. East a distance of 670 feet more or less to a point 20 feet North of the South line of said SE 1/4 of the NW 1/4 of said Section 30; run thence South 89 deg. and 30 min. East along a line 20 feet North of the South line of said SE 1/4 of the NW 1/4 of said Section 30, a distance of 150 feet, more or less, to the point of beginning. The mineral and mining rights in and to the above land are excepted.

PARCEL TWO:

That certain parcel of land described as commencing at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 30, Township 19, Range 1 East, and run thence South 89 deg. and 30 min. West a distance of 112.5 feet; run thence North 2 deg. and 30 min. West, a distance of 632.4 feet to the point of beginning of the lot herein described and conveyed; run thence North 48 deg. East 199 feet; run thence North 43 deg. West 150 feet; run thence North 73 deg. West 75 feet; run thence South 2 deg. and 30 min. East a distance of 253 feet to the point of beginning.

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, I have hereunto set my hands(s) and seal(s), this 8th day of March, 1984

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

(Seal)

1984 MAR -9 PM 3:16

(Seal)

Thomas A. Brundage, Jr.
JUDGE OF PROBATE

(Seal)

Nell E. Brewster

Nell E. Brewster

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

Deed TAX. 80
Rec 1.50
Jud 1.00
3.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Nell E. Brewster, a widow, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, A. D., 1984

Rt 1 Box 215
Sterrett, AL 35147

Judith L. Stephens
Notary Public.