

USDA-FmHA
Form FmHA-AL-465-2
(Rev. 2-14-73)

1214
WARRANTY DEED

This Instrument was Prepared by: FmHA
Name Earl Nichols, County Supervisor
Address P. O. Box 797
Columbiana, AL 35051

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

THAT, in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid to the undersigned _____

ROBERT L. WEDGE and _____
his wife, herein referred to as grantors) by the United States of America, acting through the Administrator of the Farmers Home Administration (herein referred to as GRANTEE), the receipt whereof is acknowledged, the said grantors have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto said GRANTEE and its assigns

the following described real estate, situated in SHELBY County, Alabama, to-wit:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 20, South, Range 2 East, Shelby County, Alabama, thence run Southerly along the East line of said Section 3, 131.49 feet to a point, thence 89 degrees 27 minutes right and run Westerly 17.0 feet to a point on the West right-of-way line of a public road; thence 89 degrees 27 minutes left and run Southerly along said right-of-way line 415.0 feet to the Southeast corner of Lot 3 of Shane Acres Subdivision and the point of beginning of the property being described; thence continue Southerly along last described course 118.0 feet to a point; thence 89 degrees 27 minutes right and run Westerly 230.0 feet to a point; thence 90 degrees 33 minutes right and run Northerly 118.0 feet to the Southwest corner of Lot 3 of Shane Acres Sub-division thence 89 degrees 27 minutes right and run easterly along the South line of said Lot 3 of Shane Acres Subdivision 230.0 feet to the point of beginning; containing 27,137.7 square feet and marked on the corners with iron pins as shown on the survey by Joseph E. Conn, Jr., Ala. Reg. No. 9049, dated July 29, 1981.

Situated in Shelby County, Alabama

TO HAVE AND TO HOLD, to the said GRANTEE and its assigns the aforesaid premises, together with the hereditaments, improvements, and appurtenances thereunto belonging, in fee simple forever.

And grantors do for themselves and for their heirs, executors, administrators and assigns covenant with the said GRANTEE and its assigns that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as hereinbefore set forth;

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that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said GRANTEE and its assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals this 23 day of March, 19 84.

WITNESSES:

Mary Rice
P.O. Box 203 Shelby, AL

Robert L. Wedge (LS)
ROBERT L. WEDGE (LS)

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Exempt
1984 MAR 23 PM 2:19

Thomas P. Lawrence
JUDGE OF PROBATE

Rec. 300
100
400

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, J. Ann Bamer, a Notary Public in and for said County, in said State, do hereby certify that
Robert L. Wedge and
his wife, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 23rd day of March, 19 84.

(SEAL)

J. Ann Bamer
Notary Public

My Commission Expires:
My Commission Expires September 15, 1984