

1334

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of -----Thirty Thousand-----Dollars

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

Earl R. Burkette and wife, Martha Burkette

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

George L. Edwards, Jr., and Elizabeth A. Edwards

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

A plot or parcel of land containing 20 acres more or less, being situated in the NE 1/4 of the SW 1/4, the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4, all in Section 19, Township 18 South, Range 2 East, and more particularly described as follows: Begin at a point on the NEly right-of-way line of the Central of Georgia Railroad, which point is also the SW corner of a plot or parcel of land described in deed of record in Deed Book 307 at Page 792; run thence SEly along said right-of-way 550 feet, more or less, to the SW corner of Sterrett Cemetary lot; run thence NEly along said cemetary fence 270 feet; thence east along said fence 158 feet; thence Sly along said fence 241 feet to a point on the S boundary line of said Section; run thence east along said south line to a point 9 feet 2 inches east of the SW corner of said SE 1/4; thence NWly to a point 550 feet north of said SW corner of said SE 1/4, which point is also the point where telephone line intersects the N-S midsection line of said Section; run thence NWly along said telephone line to a point where the same intersects the south right-of-way line of an unnamed road; run thence SWly and Wly along said right-of-way line to a point on the NEly boundary line of a plot or parcel of land described in deed of record in Deed Book 219 at Page 957; thence SEly along said boundary line to a point on the north boundary line of a plot or parcel of land described in deed of

SEE EXHIBIT "A" ON REVERSE SIDE FOR REMAINDER OF LEGAL DESCRIPTION.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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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 22nd day of March 1984

(SEAL)

Carl R. Swartz

(SEAL)

(SEAL)

Martha Burkette

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority,
in said State, hereby certify that
 Earl R. Burkette and wife, Martha Burkette

a Notary Public in and for said County,

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 22nd day of March A.D. 19 84

Margaret M. J. J.
Notary Public

EXHIBIT "A"

record in Deed Book 282 at Page 685; thence east along said north boundary line to the NE corner of said plot or parcel; thence Sly along the east boundary line of said plot or parcel, 420 feet, more or less, to the SE corner thereof and the N corner of a plot or parcel of land described in deeds of record in Deed Book 305 at Page 801 and Deed Book 288 at Page 508; thence SEly along the NEly boundary line of said last described plot or parcel and the NEly boundary line of a plat or parcel of land described in deed of record in Deed Book 307 at Page 792, to the east corner of said last described parcel; and run thence SWly along the SEly boundary line of said last described plot or parcel to the point of beginning; less and except that certain plot or parcel of land described in deed of record in Deed Book 254 at Page 709; it being the intention of grantors to hereby convey the identical land described in deed appearing of record in Deed Book 248 at Page 218, whether correctly described herein or not; subject to all rights-of-ways and/or easements of record; that certain oil and gas lease of record in Deed Book 338 at Page 563, all right, title and interest in which is hereby transferred and assigned to grantees; and 1984 ad valorem taxes which have been prorated between the parties this date.

(\$22,500.00 of the consideration herefor paid from proceeds from mortgage executed simultaneously herewith.)

BOOK 354 PAGE 271

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
see pgs 443-669
1984 MAR 27 AM 10:36

Deed Tax 7.50
Rec 3.00
Ind. 1.00
11.50

Thomas C. [Signature]
JUDGE OF PROBATE

Return to: George L. & Elizabeth A. Edwards
Route 1, Box 1
Sterrett, Alabama 35147

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$.50

This form furnished by

Jefferson Land Title Services Co., Inc.
218 21ST NORTH & P.O. BOX 10481 & PHONE 12051 378-8020
BIRMINGHAM, ALABAMA 35201

Mississippi Valley Title Insurance Company