

USDA-FmHA  
FmHA-AL427-4A  
(Rev. 10-27-76)

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This Instrument was Prepared by  
Harrison, Conwill, Harrison & Justice

P.O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

(For Transfer Cases - To Individuals)

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE, made this 28th day of March, 19 84, between

Jean B. Arthur, a divorced woman,

of Shelby County, State of Alabama, party(ies) of the first part, and

Violette A. Spence

of Shelby County, State of Alabama, party of the second part;

WITNESSETH: That the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns in fee simple, forever, together with every contingent

remainder and right of reversion, the following-described real estate, lying and being in the County of \_\_\_\_\_

Shelby, State of Alabama, to-wit:

Refer to attached Exhibit "A" for legal description

The above-described real estate is subject to the following-described mortgage(s):

That certain mortgage to the United States of America executed by Thomas A. Fields and wife, Lora  
Fields

Dated the 17th day of March, 19 75, and recorded in Mortgage Book 344,

Page 862, in the Office of the Judge of Probate of Shelby County, Alabama:

*Harrison & Conwill*

FmHA-AL427-4A(Rev.10-27-76)

and the said party of the second part, by separate agreement executed as of the date hereof, assumes liability for and agrees to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

TO HAVE AND TO HOLD unto said party of the second part, his heirs and assigns, in fee simple forever, together with every contingent remainder and right of reversion.

And the said party(ies) of the first part does (do) for myself and for my heirs, executors, administrators

and assigns covenant with the party of the second part, his heirs and assigns, that she is (are) lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as hereinbefore set forth; that

she has (have) a good right to sell and convey the same as aforesaid; that she will and her heirs, executors, administrators and assigns shall warrant and defend the same to the said party of the second part and to the heirs, executors, administrators and assigns of said party forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set my hand(s) and seal(s), the day and year first above written.

Jean B. Arthur (LS)  
Jean B. Arthur

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State, do

hereby certify that Jean B. Arthur, a divorced woman, whose name(s) is(are) signed to the foregoing conveyance and who is (are) 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 seal this 28th day of March, 19 84.

Judy R. Davis  
Notary Public

(SEAL)

My Commission Expires 7/6/86

Exhibit "A"

That part of the West  $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the SE corner of said West  $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 15, and thence run North 31 degrees 34 minutes West 1469.2 feet to an iron stake on the Easterly side of a public road to the point of beginning; thence run North 63 degrees 01 minutes East a distance of 170.00 feet; thence run South 4 degrees 35 minutes East a distance of 138.30 feet to a point on the North right-of-way of a street; thence run South 63 degrees 01 minutes West along said street a distance of 170.00 feet to a point on the East side of a street; thence run North 4 degrees 35 minutes West along said street a distance of 138.30 feet to the point of beginning. Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Jean B. Arthur  
Jean B. Arthur (Party of First Part)

Violette A. Spence  
Violette A. Spence (Party of Second Part)

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

1984 MAR 28 AM 10:56

*John H. Spence*  
308

Deed Tax .50  
Rec. 4.50  
And 1.00  
6.00