

THIS INSTRUMENT PREPARED BY: 1452

Send Tax Notice To:

Vivian B. Greer

NAME BILL WYNN, ATTORNEY AT LAW

1285- E Hueytown Road

ADDRESS Hueytown, Alabama 35023

Rt. 1, Box 285-A

Calera, Alabama 35040

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY-NINE THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, BUEL G. BURKE and wife, PHYLLIS A. BURKE,

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

VIVIAN B. GREER

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

Commence at the SW corner of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama; thence East along South line of said N $\frac{1}{2}$ a distance of 1280.0 feet to the West Right of Way line of Shelby County Highway No. 75; thence in a Northerly direction along said Right of Way 211.0 feet to the point of beginning; thence 90° left for 250 feet; thence 90° right for 198.86 feet; thence 106°27'33" and run SE 255.12 feet to the said West Right of Way line; thence Southerly along said Right of Way 125.0 feet to the point of beginning.

Property is situated in the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1984
2. Transmission line permit, easements, restrictions, conditions and covenants of record.
3. Mineral and mining rights excepted.

\$46,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

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, we have hereunto set our hands(s) and seal(s), this 27th day of March, 1984.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT FILED

See pgs 445-479

1984 MAR 29 AM 8:58

(Seal)

(Seal)

(Seal)

300
150
100
550

BUEL G. BURKE

PHYLLIS A. BURKE

(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 BUEL G. BURKE and wife, PHYLLIS A. BURKE 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 27th day of March, A. D., 1984.