

HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Five Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
William A. Sears and wife, Mardulia H. Sears
Leola S. Higgins, a widow,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ Louie Osborne

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

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence with a front sight along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section turn an angle of 12 degrees 13 minutes to the left and proceed North 77 degrees 47 minutes East for a distance of 663.2 feet to the point of beginning; from this beginning point proceed North 10 degrees 14 minutes East for a distance of 265.11 feet to a point on the Southerly right-of-way line of U.S. 280 Highway; thence proceed Southeasterly along the Southerly right-of-way line of said highway for a distance of 257.25 feet; thence proceed South 3 degrees 13 minutes 39 seconds West for a distance of 130.07 feet to a point on the North right-of-way line of Kymulga Road; thence proceed South 82 degrees 06 minutes 29 seconds West along the right-of-way line of said Kymulga Road for a distance of 100 feet; thence proceed South 7 degrees 53 minutes 31 seconds East along the right-of-way line of said Kymulga Road for a distance of 20 feet; thence proceed South 86 degrees 12 minutes 04 seconds along the right-of-way line of said Kymulga Road for a distance of 186.5 feet to the point of beginning. The above described land is located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.227 acres. Situated in Shelby County, Alabama.

all of

The above grantors constitute/the heirs at law and next of kin of John E. Sears, deceased.

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 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 May 29 day of May, 19 84.

(SEAL)

William A. Sears

(SEAL)

Mardulia H. Sears

(SEAL)

Leola S. Higgins

STATE OF ARKANSAS

COUNTY }

General Acknowledgment

I, the undersigned authority

a Notary Public in and for said County,

in said State, hereby certify that

William A. Sears and wife, Mardulia H. Sears

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 29 day of May, A.D. 1984.

ACKNOWLEDGEMENT CONTINUED ON REVERSE SIDE

Notary Public

STATE OF ALABAMA)
COUNTY OF Calhoun

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leola S. Higgins, 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 31 day of MAY, 1984.

William P. Jones
Notary Public



STATE OF ALA. SHELBY CO. 03
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 JUN -5 PM 12:19
Thomas B. Harrison
JUDGE OF PROBATE

Deed TAX 38.00
Rec 3.00
Ind 1.00
39.00

BOOK 356 PAGE 158

WARRANTY DEED

Recording Fee \$

Deed Tax \$

This Deed furnished by

HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051