

WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection and other valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Minnie D. Beasley, of BX 188, Helena, AL 35080 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Ronald Howard Beasley, a married man, of BX 246, Calera, AL 35040 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of #15, Twp 20, R3W, the same being a part of Lots 4 & 5 in Block 4 in the Town of Helena, Alabama, according to the Map and Survey of Joseph Squire, and bounded as follows: Commence at a point on the W edge of Second Street, said point being 200 feet S 1°30'W (at or near 3°20' variation) from the NE corner of Block 4; thence southerly along E edge of Block 4, 50 feet; thence westerly along the dividing line between Lots 5 & 6 150 feet; thence northerly 50 feet; thence easterly along the dividing line between Lots 4 & 5 150 feet, to the point of beginning.

Source of title: A warranty deed executed May 1st, 1972, and recorded May 9, 1972 at Deed book 274, page 239.

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

I Minnie C. Beasley do for myself and for my heirs, executors, and administrators covenant with the said grantee, his, her, or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have set my hand and seal, this 10 July 1984.

Witness:

[Signature]

Minnie C. Beasley (Seal)
Minnie C. Beasley

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Minnie C. Beasley, whose name is signed to the foregoing conveyance, and who is (made) 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 10 July 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT FILED
1984 JUL 10 PM 4:00
JUDGE [Signature]

Notary public



Deed TAX. 50
Rec 2.30
Ins 1.00
4.00