

This instrument was prepared by

(Name) Joel C. Watson, Attorney

(Address) P. O. Box 987
Alabaster, Alabama 35007



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

485

1,000.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS & OTHER GOOD AND VALUABLE CONSIDERATION & LOVE AND AFFECTION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Robert Lee Ivy and wife, Sophia Ivy

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

(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 N 1/2 of Lot 1 in Block A of Nicherson's Addition to Alabaster, as recorded
in Map Book 3, page 61 in the Probate Office of Shelby County, Alabama
and -

Begin at a point on the west section line of Section 12; Township 21, Range 2 West,
where the North right of way of Highway 31 intersects same, thence along said right of way
South 50 deg. 30 min. East 565 feet to point of beginning thence continue along said
right of way South 17 deg. 20 min. East 218.9 feet; thence North 32 deg. and 30 min.
East 299.8 feet; thence North 47 deg. west 105. 3 feet; thence South 53 deg. and 30 min.
west 300 feet to point of beginning, containing one and 12/100 acres more or less, located
in the North half of the Northwest Quarter of Section 12, tp 21, Range 2 West.

Subject to easements, restrictions and rights of way of record.

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 en-
cumbrances, 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 12th
day of July, 19 84.

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

1984 JUL 12 PM 1:38

Thomas A. Brownlee, Jr. (SEAL)
JUDGE OF PROBATE

Robert Lee Ivy (SEAL)
Robert Lee Ivy

Sophia Ivy (SEAL)
Sophia Ivy

STATE OF Alabama
Shelby

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that Robert Lee Ivy, and Sophia Ivy

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 12th day of July

P.O. Box 1143,
Alabaster, AL 35007

Patricia Ann Roberts
Notary Public

