

USDA-FmHA
Form FmHA-AL-465-2
(Rev. 2-14-73)

1038
WARRANTY DEED

This Instrument was Prepared by:

Name Earl Nichols
Address Farmers Home Administration
P. O. Box 797
Columbiana, Alabama 35051

STATE OF ALABAMA)
)
COUNTY OF Shelby)

FEB 08 1964

KNOW ALL MEN BY THESE PRESENTS:

THAT, in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid to the undersigned _____

Terry L. Shiflett and Teresa Shiflett
his wife, herein referred to as grantors) by the United States of America, acting through the Administrator of the Farmers Home Administration (herein referred to as GRANTEE), the receipt whereof is acknowledged, the said grantors have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto said GRANTEE and its assigns

the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence Westerly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ line 321.73 feet to a point; thence 89 degrees 04 minutes right 129.61 feet to the point of beginning of the property being described, thence continue along last described course 299.08 feet to a point, thence 100 degrees 06 minutes left 120.0 feet to a point; thence 79 degrees 54 minutes to the left 278.04 feet to a point; thence 90 degrees 0 minutes left 118.14 feet to the point of beginning, containing 0.78 acres and being marked on the corners with iron pins as shown on the plat.
Situating in Shelby County, Alabama

TO HAVE AND TO HOLD, to the said GRANTEE and its assigns the aforesaid premises, together with the hereditaments, improvements, and appurtenances thereunto belonging, in fee simple forever.

And grantors do for themselves and for their heirs, executors, administrators and assigns covenant with the said GRANTEE and its assigns that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as hereinbefore set forth;

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Harrison & Conwell

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that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said GRANTEE and its assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals this 27th day of January, 19 84.

WITNESSES:

Terry L. Shiflett (LS)

Teresa Shiflett (LS)

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STATE OF ALABAMA

COUNTY OF Shelby

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

1984 JUL 20 AM 9:34

Exempt
JUDGE OF PROBATE

Rec 5.00
Jud 1.00
6.00

I, Sue N. Attaway, a Notary Public in and for said County, in said State, do hereby certify that

Terry L. Shiflett and Teresa Shiflett,
his wife, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this
day that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears
date.

Given under my hand and seal, this 27th day of Jan, 19 84.

(SEAL)

Sue N. Attaway
Notary Public

My Commission Expires:

