

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

8519

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and no/100 (\$1.00) and the partition of the Herbert R. Justice lands

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Herman Bryant Justice and Frances J. Warren as Co-Executors of the Estate of Herbert R. Justice, deceased, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Frances J. Warren

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

The legal description is hereby attached hereto as Exhibit "A"

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Grantors are duly appointed Co-Executors under the Last Will and Testament of Herbert R. Justice, deceased, which Will was duly proved and admitted to probate in Shelby County, Alabama, on the 17th day of April, 1981, and executes this deed by virtue of the power to them given in and by said Will.

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 9th day of December, 1983.

Herman Bryant Justice

Herman Bryant Justice - Co-Executor of the Estate of Herbert R. Justice, deceased

(SEAL)

Frances J. Warren

Frances J. Warren - Co-Executor of the Estate of Herbert R. Justice, deceased.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF

COUNTY }

General Acknowledgment

I, in said State, hereby certify that

a Notary Public in and for said County,

whose name(s) signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A.D. 19

CONWILL & JUSTICE

ACKNOWLEDGMENT CONTINUED ON REVERSE SIDE

Notary Public

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Herman Bryant Justice and Frances J. Warren as Co-Executors of the Estate of Herbert R. Justice, deceased, whose names 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 in their capacity as Co-Executors of the Estate of Herbert R. Justice, deceased, executed the same voluntarily on the day the same bears date.

Given under our hands this the 9th day of December, 1983.

William R. Justice
Notary Public

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029

Recording Fee \$	
Deed Tax \$	

This Deed furnished by

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

WARRANTY DEED

Exhibit "A"

A portion of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 East, and being more particularly described as follows: Begin at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 East, thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1322.53 feet to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 89 degrees 44 minutes 14 seconds and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1321.79 feet to the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 90 degrees 15 minutes 46 seconds and run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1322.53 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 89 degrees 44 minutes 14 seconds and run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1321.79 feet to the point of beginning. LESS AND EXCEPT any rights of ways or easements of record. Said property containing 34.7 acres, more or less.

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East, and being more particularly described as follows: Begin at the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East, thence run Northerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 581.37 feet; thence turn left 45 degrees 52 minutes 41 seconds and run Northwesterly a measured distance of 617.52 feet (deed 540.00) feet; thence turn left 47 degrees 21 minutes 43 seconds and run Westerly a distance of 420.95 feet; thence turn left 86 degrees 45 minutes 36 seconds and run Southerly a distance of 663.70 feet; thence turn right 89 degrees 37 minutes 03 seconds and run Westerly a distance of 458.20 feet to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 89 degrees 37 minutes 03 seconds and run Southerly a distance of 329.55 feet to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 90 degrees 22 minutes 57 seconds and run Easterly along the South line of said Section a distance of 1321.79 feet to the point of beginning. LESS AND EXCEPT any rights of ways or easements of record. Said property containing 20.15 acres, more or less.

LESS AND EXCEPT: Begin at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East, Shelby County, Alabama; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 500.00 feet; thence turn left and run West and parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 62 feet, more or less, to the center of an existing County Road; thence turn left and run Southerly along said County Road centerline to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left and run East along said South line a distance of 111.72 feet to the point of beginning. Being one (1) acre, more or less. SUBJECT to County Road right-of-way.

All being situated in Shelby County, Alabama.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUN -4 PM 3:02

Thomas B. Henderson, Jr.
JUDGE OF PROBATE

Deed .50
Rec 7.50
Jud. 1.00
9.00

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