

WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 11 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, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Beatrice W. Killingsworth, of Rt 2, BX 125, Montevallo, AL 35115, an unremarried widow (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Joyce M. K. Riley, of 2011-F Vestavia Park Lane, Birmingham, AL 35216, a single woman, (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

That part of the S $\frac{1}{4}$ of the E $\frac{1}{4}$ of the W $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §11, Twp 24N, R 12E described as follows: Commence at the NE corner of §11, Twp 24N, R 12E and run W along § line 668.2 feet to a point marked by a three inch iron pipe; thence turning an angle of 91°52' to the left run S 660.0 feet to the point of beginning; thence continue in a straight line and run 195.55 feet to the right of way of Highway 155; thence turning an angle of 134°54' to the right and run along said right of way 293.23 feet to a point; thence turning an angle of 137°00' to the right and run 198.00 feet to the point of beginning.

It is the intent of this instrument to convey that property acquired by grantor by a warranty deed executed October 22, 1966, and recorded July 11, 1967 at deed book 249, page 143, Shelby County Probate Office, whether or not correctly described or described at all. Grantor's marital status has not changed since before October 22, 1966.

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

I Beatrice W. Killingsworth 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 27 August 1985.

Witness:

Beatrice W. Killingsworth (Seal)

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Beatrice W. Killingsworth, 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 27 August 1985.

Notary public My commission expires 12 February 1986

NOTARY PUBLIC
STATE OF ALABAMA
1985 SEP -3 PM 2:10
Steven R. Sears

Deed Tax 50
Rec. 250
Ad. 1.00
4.00

X