

8000 -

1696

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 and according to §6 of a divorce decree rendered November 8, 1979 in the Circuit Court of Shelby County Alabama, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Johnny Arnold Mayhall and Betty L. Mayhall, of Rt 2, Montevallo, AL 35115 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Johnny Arnold Mayhall, of Rt 2, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §11, Twp 24N, R12E; thence Southerly along the W boundary of said $\frac{1}{4}$ § ±521.80 feet to a point 142.00 feet N of the SW corner of said $\frac{1}{4}$ §; thence Easterly and parallel to the S boundary of said $\frac{1}{4}$ § 379.00 feet; thence left 47°43' in a Northeasterly direction ±391.95 feet, to intersection with the E boundary of said $\frac{1}{4}$ §; thence Northerly along said E boundary ±110.80 feet, to intersection with the SW right of way boundary of Alabama Highway 155; thence Northwesterly along said SW right of way boundary ±240.35 feet, to intersection with the N boundary of said $\frac{1}{4}$ §; thence Westerly along said N boundary ±466.90 feet, to the point of beginning.

It is the intent of this instrument to convey title to that property acquired by grantors pursuant to a warranty deed executed by C. V. Wallace and wife Louise G. Wallace on 5 August 1978 and recorded August 11, 1978 in the Shelby County Probate Office at Book 314, page 231, whether or not correctly described.

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

I, Johnny Arnold Mayhall and Betty L. Mayhall 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 30 July 1985.

Witness: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
Steve Sears INSTRUMENT WAS FILED

1985 OCT - 1 AM 11: 48

State of Alabama)
County of Shelby)

Johnny Arnold Mayhall
Johnny Arnold Mayhall
Betty L. Mayhall (Seal)
Betty L. Mayhall

JUDGE OF PROBATE

Recd by 400
3-550
and 700
750

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Johnny Arnold Mayhall and Betty L. Mayhall, whose names are signed to the foregoing conveyance, and who are (made) 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 25 September 1985.

John R. Sears My commission expires 16 February 1986
Notary public

Johnny Arnold Mayhall
Rt. 2 Montevallo, AL
35115