

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

1000 00

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars
and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Buford M. Osborne, unmarried

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

Doris Jean Rooks, Sherry Elaine Blackerby, Betty Jane Champion

(herein referred to as grantees, whether one or more)/all my undivided interest in and to
the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28,
Township 19 South, Range 2 East; thence with a front sight along the
South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section turn an angle of 12 deg. 13 min. to
the left and proceed North 77 deg. 47 min. East for a distance of 663.2
feet to the point of beginning; from this beginning point proceed North
10 deg. 14 min. East for a distance of 265.11 feet to a point on the
Southerly right-of-way line of U. S. 280 Highway; thence proceed
Southeasterly along the Southerly right-of-way line of said highway
for a distance of 257.25 feet; thence proceed South 3 deg. 13 min. 39
sec. West for a distance of 130.07 feet to a point on the North right-of-
way line of Kymulga Road; thence proceed South 82 deg. 06 min. 29 sec.
West along the right-of-way line of said Kymulga Road for a distance of 100
feet; thence proceed South 7 deg. 53 min. 31 sec. East along the
right-of-way line of said Kymulga Road for a distance of 20 feet; thence
proceed South 86 deg. 12 min. 04 sec. along the right-of-way line of
said Kymulga Road for a distance of 186.5 feet to the point of beginning.
The above described land is located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28,
Township 19 South, Range 2 East, Shelby County, Alabama, and contains
1.227 acres.

CONTINUED ON REVERSE SIDE

Grantor's address:

Route 1, Box 298
Harpersville, Alabama 35078

Grantees' addresses:

Doris Jean Rooks
Route 1, Box 102-A, Chelsea, Ala. 35043

Sherry Elaine Blackerby
Route 1, Box 254, Wilsonville, Ala. 35186

Betty Jane Champion
Route 1, Box 127-D, Chelsea, Ala. 35043

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 12th
day of December, 1985.

(SEAL) Buford M. Osborne (SEAL)

(SEAL) (SEAL)

(SEAL) (SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority,
in said State, hereby certify that Buford M. Osborne, unmarried

a Notary Public in and for said County,

Whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being
informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, A.D. 1985.

Eva D. Moore

The real estate described herein is not the homestead of the Grantor or the Grantees.

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

1985 DEC 19 PM 1:35

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>1.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>2.00</u>
TOTAL	\$	<u>8.00</u>

WARRANTY DEED

Recording Fee \$
Deed Tax \$

This Deed furnished by

HARRISON, CONWILL, HARRISON

& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

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