

SEND TAX NOTICE TO:

(Name) Susan Talton
119 Mooney Road
(Address) Columbiana, Alabama 35051

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-48
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

500.00

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Jerry Wayne Talton, a married man and the husband of Susan Talton

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

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

Lot No. 5 according to map of the R. F. Tidmore property recorded in Map Book 4, page 16, of the Office of Judge of Probate of Shelby County, Alabama.
Also described as: a lot in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West more particularly described as follows: Commencing at the SW corner of the NW $\frac{1}{4}$ of Section 36, Township 21, Range 1 West and run along the South line of said forty, North 84 deg. 40 min. East a distance of 865.0 feet; thence continue North 84 deg. 40 min. East 1029.9 feet; thence run North 4 deg. 20 min. West a distance of 742.8 feet to the South margin of a dirt road running East from the Columbiana-Shelby paved road; thence along the South line of said dirt road South 85 deg. 10 min. West a distance of 510.0 feet to point of beginning of lot herein described; thence run South 4 deg. 20 min. East a distance of 200.0 feet; thence run North 85 deg. 10 min. East a distance of 102.0 feet; thence run North 4 deg. 20 min. West a distance of 200 feet to the South line of said dirt road; thence along said road South 85 deg. 10 min. West a distance of 102.0 feet to point of beginning.

Subject to easements and rights of way of record.

As part of the consideration for this conveyance, the Grantee agrees to assume and to pay the monthly mortgage payments as the same come due in connection with that certain obligation secured by the mortgage executed by the parties hereto to James E. Palmer and wife, Sara E. Palmer, said mortgage being recorded in Mortgage Book 403, page 47 in the Office of the Judge of Probate of Shelby County, Alabama.

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 14th day of May, 1986.

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

1986 MAY 14 AM 11:08

JUDGE OF PROBATE

Jerry Wayne Talton (Seal)
Jerry Wayne Talton (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said State, hereby certify that Jerry Wayne Talton, a married man and the husband of Susan Talton, whose name is signed to the foregoing conveyance, and who is known to me, executed the same voluntarily on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 14th day of May, A. D., 1986.

Sarah J. Jackson Public

BOOK 071 PAGE 889

Deed TAX .50
Rec 2.50
Jud 1.00
4.00