

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Thousand and No/100 (\$10,000.00) Dollars to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Jimmy A. Abbott, a married man, Floyd E. Abbott, a married man, Curtis E. Abbott, a married man, Patricia A. Horn, a married woman, Glenda J. Hanner, an unmarried woman, Timothy R. Abbott, a married man, Leonard Neal Abbott, a married man, Terry Lee Abbott, a married man, and Margaret Marie Abbott, a widow (herein referred to as grantors), grant, bargain, sell and convey unto JIMMY A. ABBOTT, and wife, SHIRLEY A. ABBOTT (herein referred to as grantees), the following described real estate, situated in Shelby, County, Alabama, to-wit:

A tract of land containing three (3) acres, more or less, in the Northwest Quarter of the Northeast Quarter Section 28, Township 19, Range 2 East, and more particularly described as follows:

Beginning at a point of intersection of North line of Atlanta, Birmingham and Atlantic Railroad right-of-way and West line of public road leading from Harpersville to Sterrett; thence running along said railroad right-of-way in a Westerly direction 375 feet; thence at right angles thereto in a Northerly direction 348 1/2 feet; thence parallel to said right-of-way in an Easterly direction 375 feet to said public road; thence along said public road in a Southerly direction 348 1/2 feet to point of starting.

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It is intended to convey herein that same property conveyed to Robert E. Abbott and wife Helen W. Abbott by deed recorded in Deed Book 295, page 464 in the Probate Office of Shelby County, Alabama.

The grantors are all of the heirs at law and next of kin of Robert E. Abbott who died on the 13th day of May, 1986. Helen W. Abbott died on the 1st day of January, 1981.

The Grantor Margaret Marie Abbott is the ~~second~~ ^{Third} wife of Robert E. Abbott and was given a life estate in this property under the Last Will and Testament of Robert E. Abbott (which has not been offered for probate to date). She voluntarily moved from the property on February 11, 1987 and, by signing this deed, relinquishes all her rights in the property including her rights as a life tenant.

None of the married grantors reside on the property and it is not subject to any homestead rights of their respective spouses.

The purchase price recited above was paid from a mortgage executed simultaneously herewith.

CONWILL & JUSTICE

TO HAVE AND TO HOLD, to the said Grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals,
March
this 5th day of ~~February~~ ^{March}, 1987.

Jimmy A. Abbott (LS)
Jimmy A. Abbott

Floyd E. Abbott (LS)
Floyd E. Abbott

Curtis E. Abbott (LS)
Curtis E. Abbott

Patricia A. Horn (LS)
Patricia A. Horn

Glenda J. Hanner (LS)
Glenda J. Hanner

Timothy R. Abbott (LS)
Timothy R. Abbott

Leonard Neal Abbott (LS)
Leonard Neal Abbott

Terry Lee Abbott (LS)
Terry Lee Abbott

Margaret M. Abbott (LS)
Margaret Marie Abbott

STATE OF ALABAMA

COUNTY OF TALLADEGA

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that _____ and _____ 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of _____, 1987.

Notary Public

STATE OF ALABAMA

COUNTY OF ~~TALLADEGA~~ Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jimmy A. Abbott, Floyd E. Abbott, Glenda J. Hanner, Patricia A. Horn, Timothy R. Abbott, Terry Lee Abbott and Margaret Marie Abbott 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of March, 1987.

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

1987 APR 21 PM 3:06

Anita J. [Signature]
Notary Public

My Commission Expires May 1988

STATE OF SOUTH CAROLINA
COUNTY OF Beaufort [Signature]
JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Curtis E. Abbott and Leonard Neal Abbott 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of MARCH, 1987.

David Randolph [Signature]
Notary Public

Prepared by: Robert B. Barnett, Jr.
Gaines, Gaines & Barnett, P. C.
127 North Street
Talladega, AL 35160

1. Dead Tax \$10.00
2. Mfg. Tax _____
3. Recording 7.50
4. Indexing 8.00
TOTAL 25.50