

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

439 Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Thousand and no/100-----Dollars

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

Marvin G. Autry, Sr., a single man

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

✓ W. O. Letson, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

From the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 West, run North along the East boundary of said $\frac{1}{4}$ a distance of 164.55 feet to the point of beginning; thence continue in a straight line a distance of 325.56 feet; thence left 99 deg. 23 min. a distance of 190.07 feet; thence right 4 deg. 12 min. a distance of 153.04 feet; thence right 24 deg. 52 min. a distance of 102.93 feet; thence left 108 deg. 06 min. a distance of 195.22 feet; thence left 26 deg. 18 min. a distance of 132.25 feet; thence left 65 deg. 17 min. a distance of 387.75 feet to the point of beginning.

Subject to the rights, if any, of Laura Dobbins by virtue of her pending court action in the Circuit Court of Shelby County, Alabama.

Grantor's address:

Route 1, Box 14
Chelsea, Alabama 35043

Grantee's address:

Subject to all the terms and conditions of the agreement for deed executed by Grantor and Grantee on June 25, 1980.

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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 21st

day of March, 19 86.

\$ 6.00 STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(SEAL)

Marvin G. Autry, Sr.

(SEAL)

2:50 1987 MAY -6 AM 8:42

(SEAL)

(SEAL)

1:00 *Thomas A. Howell, Jr.*

(SEAL)

(SEAL)

9:50 JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, in said State, hereby certify that Marvin G. Autry, Sr.

a Notary Public in and for said County,

Whose name(s) 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 21st day of March, 19 86.

Wallie Park Jr.

E. D. M.