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DEED

STATE OF ALABAMA §
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, That, Whereas, by decrees rendered by the Probate Court of Shelby County, Alabama, in the case of Joy Willis and Benjie Willis, minors, by their guardian, Joyce Willis, Case Nos. 26-180 and 26-181, on the 7th day of May, 1987, and in the case of Dawn Willis, a minor, by her guardian, Jean Willis Dawson, Case No. 26-182, on the 7th day of May, 1987, Joyce Willis as Guardian of Joy Willis and Benjie Willis, and Jean Willis Dawson as Guardian of Dawn Willis, were ordered and directed to make a conveyance of their respective wards' interests in the following described real estate: In consideration of the sum of \$29,000.00 Dollars:

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A parcel of land in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, more particularly described as follows: Begin at the intersection of the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section with the Southwest right-of-way line of the L & N Railway Right-of-Way; thence run South along said $\frac{1}{4}$ - $\frac{1}{4}$ line for a distance of 210.0 feet; thence turn an angle to the left of 72 deg. 19 min. 30 sec. and run in a Southeasterly direction for a distance of 207.93 feet; thence turn an angle to the right of 72 deg. 19 min. 30 sec. and run South for a distance of 210.0 feet; thence turn an angle to the right of 107 deg. 40 min. 30 sec. and run in a Northwesterly direction for a distance of 207.93 feet; thence turn an angle to the left of 107 deg. 40 min. 30 sec. and run South for a distance of 156.36 feet; thence turn an angle to the left of 92 deg. 37 min. 08 sec. and run East for a distance of 382.03 feet; thence turn an angle to the left of 89 deg. 03 min. and run in a Northerly direction for a distance of 411.77 feet to the Southwest right-of-way line of said Railway; thence turn an angle to the left of 66 deg. 36 min. 13 sec. and run in a Northwesterly direction along said right-of-way for a distance of 397.91 feet to a point of beginning of the property herein described, containing 3.3 acres, more or less. Situated in Shelby County, Alabama.

WHEREAS, the undersigned, Joy Willis and Benjie Willis, by their Guardian Joyce Willis, and Dawn Willis, by her Guardian, Jean Willis Dawson, were authorized by said decrees to join with the adult tenants in common, Tracey Hinds, Timothy Lewis Willis, Bessie Willis and Joyce Willis;

NOW THEREFORE, in consideration of the premises and of the sum of Twenty-nine Thousand and no/100 (\$29,000.00) Dollars, cash in hand paid by the said Jerry Massey, in accordance with said decrees, the receipt of which is hereby acknowledged, the undersigned grantors, Tracey Hinds, Timothy Lewis Willis, Bessie Willis, Joyce Willis, and Joy Willis and Benjie Willis, by their guardian Joyce Willis, and Dawn Willis, by her guardian, Jean Willis Dawson, acting under the authority of said decrees have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto JERRY MASSEY the following described tract or parcel of land lying and being in Shelby County, Alabama, and more particularly described as follows:

BOOK 129 PAGE 530
A parcel of land in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, more particularly described as follows: Begin at the intersection of the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section with the Southwest right-of-way line of the L & N Railway Right-of-Way; thence run South along said $\frac{1}{4}$ - $\frac{1}{4}$ line for a distance of 210.0 feet; thence turn an angle to the left of 72 deg. 19 min. 30 sec. and run in a Southeasterly direction for a distance of 207.93 feet; thence turn an angle to the right of 72 deg. 19 min. 30 sec. and run South for a distance of 210.0 feet; thence turn an angle to the right of 107 deg. 40 min. 30 sec. and run in a Northwesterly direction for a distance of 207.93 feet; thence turn an angle to the left of 107 deg. 40 min. 30 sec. and run South for a distance of 156.36 feet; thence turn an angle to the left of 92 deg. 37 min. 08 sec. and run East for a distance of 382.03 feet; thence turn an angle to the left of 89 deg. 03 min. and run in a Northerly direction for a distance of 411.77 feet to the Southwest right-of-way line of said Railway; thence turn an angle to the left of 66 deg. 36 min. 13 sec. and run in a Northwesterly direction along said right-of-way for a distance of 397.91 feet to a point of beginning of the property herein described, containing 3.3 acres, more or less. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the said tract or parcel of land unto the said JERRY MASSEY, his heirs and assigns, in fee simple, forever; and for the consideration aforesaid, we do for ourselves, for our heirs, executors and administrators, successors and assigns, covenant to and with the said JERRY MASSEY, that we are lawfully seized and possessed in fee simple of said tract or parcel of land; that we have a good and lawful right to sell and convey the same as aforesaid; that the same is free

of all encumbrances, and that we will forever warrant and defend the title thereto against lawful claims of all persons whomsoever.

It is understood and agreed that wherever in this instrument the singular number is used, it applies to the plural if and when necessary, and that when the plural is used, the plural likewise applies to the singular if and when necessary.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 7th day of May, 1987.

Joy Willis and Benjie Willis
By their Guardian, Joyce Willis

Joyce Willis
Joyce Willis as Guardian of the
Estates of Joy Willis and
Benjie Willis

Dawn Willis
By her Guardian, Jean Willis Dawson

Jean Willis Dawson
Jean Willis Dawson as Guardian
of the Estate of Dawn Willis

Tracey Hinds
Tracey Hinds

Timothy Lewis Willis
Timothy Lewis Willis

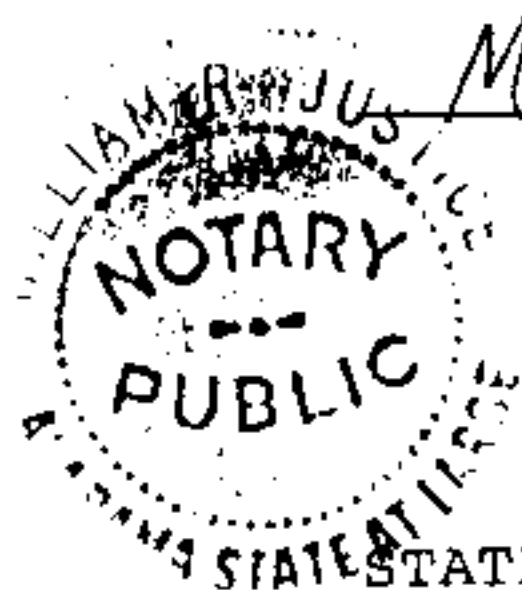
Bessie Willis
Bessie Willis

Joyce Willis
Joyce Willis

STATE OF ALABAMA §
SHELBY COUNTY §

I, the undersigned authority, a notary public in and for said County in said State, hereby certify that Joyce Willis, whose name as guardian of Joy Willis and Benjie Willis, minors, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her representative capacity as aforesaid, executed the same voluntarily on the day the same bears date.

Given under my hand, this 7th day of May, 1987.



William R. Justice
Notary Public

STATE OF ALABAMA §
SHELBY COUNTY §

I, the undersigned authority, a notary public in and for said County in said State, hereby certify that Jean Willis Dawson, whose name as guardian of Dawn Willis, a minor, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her representative capacity as aforesaid, executed the same voluntarily on the day the same bears date.

Given under my hand, this 7th day of May, 1987.



William R. Justice
Notary Public

STATE OF ALABAMA §
SHELBY COUNTY §

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tracey Hinds, Timothy Lewis Willis, Bessie Willis and Joyce Willis, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May, 1987.



William R. Justice
Notary Public

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I, Thomas A. Snowden, Jr., as Judge of Probate of said County, do hereby certify that the within conveyance is properly made and do hereby confirm the within conveyance and the proceedings relating to the sale of the property herein described in this conveyance.

Witness my hand and seal of said Court, on this, the 7 day of MAY, 1987.



Thomas A. Snowden, Jr.
Judge of Probate

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 MAY -7, PM 3:25

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>29.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>12.50</u>
4. Indexing Fee	<u>6.00</u>
TOTAL	<u>47.50</u>