

27500.00

USDA-FmHA
FmHA-AL427-4A
(Rev. 10-27-76)

153 Position 5

This Instrument was Prepared by
Conwill & Justice, p.c.

P.O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

(For Transfer Cases - To Individuals)

STATE OF ALABAMA

COUNTY OF Shelby

THIS INDENTURE, made this 8th day of May, 19 87, between

Dorothy S. Greer, a single woman

of Shelby County, State of Alabama, party(ies) of the first part, and

Roger D. Glass and wife, Bernice Glass

of Shelby County, State of Alabama, party of the second part;

WITNESSETH: That the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns in fee simple, forever, together with every contingent

remainder and right of reversion, the following-described real estate, lying and being in the County of _____

Shelby State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

The above-described real estate is subject to the following-described mortgage(s):

1. That certain mortgage to the United States of America executed by Herman Greer and Dorothy S. Greer

dated the 18 day of July, 19 1975, and recorded in Mortgage Book 347

at Page 333, in the Office of the Judge of Probate of Shelby County, Alabama:

GRANTEE'S ADDRESS:
Route 2, Box 21-B
Columbiana, Alabama 35051

and the said party of the second part, by separate agreement executed as of the date hereof, assumes liability for and agrees to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

TO HAVE AND TO HOLD unto said party of the second part, his heirs and assigns, in fee simple forever, together with every contingent remainder and right of reversion.

And the said party(ies) of the first part does (do) for herself and for her heirs, executors, administrators

and assigns covenant with the party of the second part, his heirs and assigns, that she is (are) lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as hereinbefore set forth; that

she has (have) a good right to sell and convey the same as aforesaid; that she will and her heirs, executors, administrators and assigns shall warrant and defend the same to the said party of the second part and to the heirs, executors, administrators and assigns of said party forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set her hand(s) and seal(s), the day and year first above written.

Dorothy S. Greer (LS)
Dorothy S. Greer

_____ (LS)

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, do

hereby certify that Dorothy S. Greer whose name(s) is(are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this

day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8th day of May, 19 87.

William R. Jester
Notary Public



My Commission Expires 9-13-87

Exhibit "A"

Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 East, and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 634.70 feet to the point of beginning; thence continue in the same direction and run a distance of 160.0 feet; thence turn an angle of 89 deg. 13 min. 15 sec. to the left and run a distance of 260.0 feet; thence turn an angle of 90 deg. 46 min. 45 sec. to the left and run a distance of 160.00 feet; thence turn an angle of 89 deg. 13 min. 15 sec. to the left and run a distance of 260.00 feet to the point of beginning; situated in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO-Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 East; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 634.70 feet to the point of beginning; thence turn an angle of 90 deg. 46 min. 45 sec. to the right and run a distance of 34.00 feet, more or less, to the East right of way line of Shelby County Highway No. 77; thence run South along the East right of way line of said Highway No. 77 a distance of 160.10 feet; thence run East a distance of 24 feet more or less to the West line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 160.00 feet to the point of beginning; being situated in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama.

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STATE OF ALABAMA
COUNTY OF SHELBY
1987 MAY -8 PM 1:18

JUDGE OF PROBATE

...	27.50
...	7.50
...	1.00
...	36.00