

Title Not Examined

THIS INSTRUMENT PREPARED

1288

NAME Bruce M. Green, Attorney

ADDRESS P. O. Box 766, Alabaster, Alabama 35007

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration the Last Will and Testament of Berta H. Martin, deceased ~~DOLLARS~~
to the undersigned grantor, Nell Walker, Executrix of the Estate of Berta H. Martin,
deceased,
in hand paid by Darlene Walker McManus

the receipt whereof is acknowledged Nell Walker
of Berta H. Martin, deceased,
do grant, bargain, sell and convey unto the said Darlene Walker McManus

the said Executrix of the Estate

the following described real estate, situated in Shelby

County, Alabama,

to-wit:

Starting at the southeast corner of the said SW $\frac{1}{4}$; SE $\frac{1}{4}$; Sec. 14; T21S; R3W run northerly along the east boundary line of the said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ to the north R/W line of a public road known as Smokey Road. Thence run northwesterly along the said north R/W line of said Smokey Road a distance of 617.2 feet to an iron marker on the said north R/W line of said Smokey Road, the point of beginning. Thence continue along the same line a distance of 51.8 feet to an iron maker at the intersection of the rights-of-way of said Smokey Road and a Black Top County road. Thence turn an interior angle of 110°-12' to the left and run northerly along the east R/W of the said black top county road a distance of 118.4 feet to an iron marker on the said east R/W of said black top county road. Thence turn an interior angle of 60°-10' to the left and run easterly a distance of 108.3 feet to an iron marker. Thence turn an interior angle of 91°-11' to the left and run southerly a distance of 94.3 feet to the point of beginning.

Said parcel of land lies in the said SW $\frac{1}{4}$; SE $\frac{1}{4}$; Sec. 14, T21S; R3W and contains 0.20 acres.

Subject to all existing easements, taxes and restrictions of record.
Grantee's Address:

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their 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:

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 hand and seal this 27 day of March 19 87.

WITNESS:

Deed TAX .50
Rec 2.50
Ins 1.00
4.00

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

1987 JUN 22 PM 5:53

Nell Walker

Nell Walker as Executrix of the
Estate of Berta H. Martin, deceased

State of
SHELBY

ALABAMA

JUDGE OF PROBATE

COUNTY

General Acknowledgement

I, the undersigned authority
hereby certify that Nell Walker as Executrix of the Estate of Berta H. Martin, deceased
whose name is signed to the foregoing conveyance, and who is she
me on this day, that, being informed of the contents of the conveyance she
on the day the same bears date. know to me, acknowledged before
executed the same voluntarily

Given under my hand and official seal this 27 day of

March

A. D., 19 87

Patricia L. Loggins

Notary Public