

This instrument was prepared by

1785

HARRISON, CONWILL, HARRISON & JUSTICE  
P. O. Box 557  
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars and other good and valuable considerations

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

Nora Arthur, a widow

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

Jean Arthur

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 13, and a part of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, Township 20 South, Range 1 West, being more particularly described as follows:

Commence at the SW corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, Township 20 South, Range 1 West; thence run North along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 34.48 feet to a fence and the point of beginning; thence continue last described course for 486.90 feet to a fence; thence 79 deg. 04 min. 50 sec. right run Easterly along said fence for 603.36 feet to a fence corner; thence 87 deg. 43 min. 36 sec. right run along said fence for 417.36 feet; thence 67 deg. 34 min. 28 sec. left run along a fence for 138.87 feet; thence 74 deg. 18 min. 30 sec. right run along a fence for 165.16 feet; thence 70 deg. 45 min. right run along a fence of 123.89 feet; thence 7 deg. 14 min. right continue along said fence for 87.75 feet; thence 3 deg. 26 min. Right continue along said fence for 190.05 feet; thence 11 deg. 08 min. left continue along said fence for 51.79 feet; thence 75 deg. 59 min. left run Southeasterly along a fence for 300.49 feet to a point on the Northerly R/W of Shelby County Road #49, said point being on a curve concaved to the left having a radius of 715.87 feet; thence 136 deg. 41 min. 47 sec. right to tangent of said curve run along said curve and R/W for 226.10 feet to end of said curve; thence continue along said R/W for 332.60 feet to the Northwesterly side of a dirt road and a fence; thence 125 deg. 55 min. 20 sec. right run along said fence 65.56 feet; thence 16 deg. 57 min. right run along said fence for 59.31 feet; thence 18 deg. 47 min. right run 22.51 feet to a fence; thence 92 deg. 52 min. left run Northerly along said fence of 37.49 feet; thence 10 deg. 00 min. left continue along said fence for 56.31 feet; thence 17 deg. 16 min. left run along said fence of 45.73 feet; thence 8 deg. 34 min. left continue along said fence for 73.25 feet to the point of beginning. Containing 12.6 acres, more or less.

THIS DEED IS EXECUTED FOR THE PURPOSE OF CORRECTING THAT CERTAIN DEED RECORDED IN DEED BOOK 257, page 23, in the Probate Office of Shelby County, Alabama.

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

day of October 22, 1987

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

(SEAL)

Nora Arthur

(SEAL)

1987 OCT 27 AM 9:16

(SEAL)

(SEAL)

Thomas B. Shivers Jr.

(SEAL)

(SEAL)

JUDGE OF PROBATE  
Alabama

STATE OF

Shelby

COUNTY

Corrected  
Rec. 2.50  
Ind. 1.00  
3.50

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned  
in said State, hereby certify that Nora Arthur, a widow

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of October A.D. 1987

Edward R. Higgins