

THIS INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE; DESCRIPTION PROVIDED BY GRANTOR HEREIN.
SEND TAX NOTICE TO:

(Name) VIRGINIA LEE ARTHUR

(Address) 5823 LEE STREET

BIRMINGHAM, AL 35246

1749

This instrument was prepared by

(Name) H. E. TIMMERMAN

(Address) 2124 SOUTHWOOD ROAD BIRMINGHAM, AL

Form 1-1-27 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

_____ COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

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 VIRGINIA LEE ARTHUR, a married woman AND VIOLET ARTHUR, a widow, an undivided $\frac{1}{2}$ interest

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

ABOVE-REFERENCED EXHIBIT "A" COMPRISES ALL OF THE PROPERTY OF NORA ARTHUR, WHETHER CORRECTLY DESCRIBED HEREIN OR NOT.

BOOK 169 PAGE 96

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 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, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 8 day of May, 1987.

_____(Seal)

_____(Seal)

_____(Seal)

x Nora Arthur _____(Seal)
NORA ARTHUR

_____(Seal)

_____(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Nora Arthur, a widow whose name 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 8 day of May, A. D. 1987.

EXHIBIT "A"

Being 166.00 acres, more or less, situated in TOWNSHIP 20 SOUTH, RANGE 1 WEST, SECTIONS 12 and 13, and also TOWNSHIP 20 SOUTH, RANGE 1 EAST, SECTIONS 7 and 10, Shelby County, Alabama:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 1 West, EXCEPT the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$.

A part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and a part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13, Township 20 South, Range 1 West.

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ and the S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 1 East.

A part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and a part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 20 South, Range 1 East.

and being the same lands described in Eight (8) Deeds, containing 389.90 acres, more or less, to-wit:

DEED (1) From James H. Billings and wife, Eula L. Billings to Mrs. Ollie Johnson and Mrs. Nora Arthur, and described in Deed dated August 17th, 1944, and recorded in Deed Book 116, Page 34.

DEED (2) From J. E. Ray and wife, Louella Ray to Mrs. Nora Arthur and Mrs. Ollie Johnson, and described in Deed dated October 28th, 1944, and recorded in Deed Book 120, Page 74; and also described in Deed of Correction Dated November 23rd, 1946, and recorded in Deed Book 127, Page 243.

DEED (3) From Mrs. Ollie Johnson and husband, Jessie H. Johnson to Mrs. Nora Arthur, and described in Deed dated June 18th, 1945, and recorded in Deed Book 123, Page 246.

DEED (4) From J. D. Muse and wife, Maggie Muse to Nora Arthur, and described in Deed dated January 7th, 1947, and recorded in Deed Book 127, Page 246.

DEED (5) From W. E. Ray and wife, Zelma Ray to Mrs. Nora Arthur, and described in Deed dated September 13th, 1947, and recorded in Deed Book 130, Page 477.

DEED (6) From Ollie Johnson and husband, J. H. Johnson to Mrs. Nora Arthur, and described in Deed dated September 13th, 1947, and recorded in Deed Book 130, Page 478.

DEED (7) From Jesse H. Johnson and Ollie Johnson to Nora Arthur, and described in Deed dated June 27th, 1950, and recorded in Deed Book 193, Page 539.

DEED (8) From Fred A. Tatum and wife, Clara J. Tatum to Iva Nora Arthur, and described in Deed dated November 1st, 1971, and recorded in Deed Book 270, Page 891.

SAVE AND EXCEPT

1. 172.00 acres, more or less, and described in Deed dated June 18th, 1945, to Mrs. Ollie Johnson, and recorded in Deed Book 120, Page 466.
2. 11.90 acres, more or less, and described in Deed dated March 3rd, 1969 to Von L. Arthur and wife, Jean B. Arthur, and recorded in Deed Book 257, Page 23.
3. 40.00 acres, more or less, and described in Deed dated November 23rd, 1971 to Daniel E. McFadden and Lorene M. McFadden, and recorded in Deed Book 271, Page 229.

Said lands being estimated to comprise 166.00 acres, more or less.

Deed 57.00
Min. 8.30
Rec. 10.40
Ind. 1.00
24.30
JUDGE OF PROBATE

SIGNED FOR IDENTIFICATION

x Nora Arthur
Nora Arthur A/K/A Iva Nora Arthur

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

88 JAN 27 PM 4:18

Judge of Probate

1. Deed Tax \$.50
2. Mig. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.50