

761

SEND TAX NOTICE TO:

(Name) Nora Talton

(Address) Lt. 2, Box 75

Columbiana Al 35051 \$500

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/100 (\$1.00) 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 R. Talton, widow of Alfred E. Talton

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

Sue Wooten, Thomas Talton, Dale Talton, Ronald Talton, and Benny Talton

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

A parcel of land containing 3.15 acres, more or less, in the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama; described as follows: Commence at the Southeast corner of said Section 32, thence run West along the South section line 1814.29 feet, thence turn right 88 deg. 12 min. 39 sec. and run northerly 901.00 feet to a point on the north line of Lot 1 of Alexander Acres (A recorded Subdivision in Shelby County Probate Office, Map Book 9, Page 173.) being the point of beginning, thence continue last course 120.00 feet, thence turn right 90 deg. 00 min. 00 sec. and run easterly 231.81 feet to the westerly right-of-way of Shelby County Highway #61, thence turn left 66 deg. 42 min. 47 sec. and run northeasterly along said right-of-way 205.18 feet to a point on the southerly right-of-way of Shelby County Highway #78, thence turn left 111 deg. 41 min. 50 sec. and run westerly along said right-of-way 544.86 feet; thence turn left 88 deg. 12 min. 56 sec. and run south, leaving said right-of-way, 335.80 feet to a point on the north line of said Lot 1 of Alexander Acres; thence turn left 90 deg. 10 min. 04 sec. and run easterly along said north line of Lot 1, 238.02 feet to the point of beginning.

Grantor herein reserves unto herself a life estate in and to the above described property.

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 11th day of FEBRUARY, 1988

1. Doc. Tax \$ 1.50
2. Mig. Tax
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 6.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 FEB 11 PM 3:36

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nora R. Talton, widow of Alfred E. Talton 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 11th day of FEBRUARY, A. D., 1988