

## WARRANTY DEED

20,000

This instrument was prepared by  
Steven R. Sears, attorney,  
11 South Main Street, BX 4  
Montevallo, AL 35115-0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notice to:  
Marshall Euell Killingsworth  
6177 Mountain Forest Dr.  
Bessemer, AL 35020

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Joyce M. K. Riley, an single woman, of 2011-F Vestavia Park Lane, Birmingham, AL 35216, do grant, bargain, sell, and convey unto Marshall Euell Killingsworth, a married man, of 6177 Mountain Forest Dr., Bessemer, AL 35020 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

That part of the S $\frac{1}{2}$  of the E $\frac{1}{2}$  of the W $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of §11, Twp 24N, R 12E described as follows: Commence at the NE corner of §11, Twp 24N, R 12E and run W along § line 668.2 feet to a point marked by a three inch iron pipe; thence turning an angle of 91°52' to the left run S 660.0 feet to the point of beginning; thence continue in a straight line and run 195.55 feet to the right of way of Highway 155; thence turning an angle of 134°54' to the right and run along said right of way 293.23 feet to a point; thence turning an angle of 137°00' to the right and run 198.00 feet to the point of beginning.

It is the intent of this instrument to convey that property acquired by grantor by a warranty deed executed 27 August 1985; and acquired by the grantor of that deed via another warranty deed executed October 22, 1966, and recorded July 11, 1967 at deed book 249, page 143, Shelby County Probate Office, whether or not correctly described or described at all. Grantor's marital status has not changed since 27 August 1985.

The above described property forms no part of the homestead of the grantor.

To have and to hold to the said grantee, his heirs and assigns forever.

I, Joyce M. K. Riley, do for myself and for my heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 12 June 1987.

Witness:

Steven R. Sears

Joyce M. K. Riley (Seal)  
Joyce M. K. Riley

68 APR 12 AM 10:52

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Joyce M. K. Riley, whose name is signed to the foregoing conveyance, and who is (made) 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 12 June 1987.

Steven R. Sears  
Notary public

My Commission Expires 28 Oct 1991

1. Deed Tax \$20.00  
2. Mig Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 23.50