

1053

USDA-FmHA
Form FmHA-AL-465-2
(Rev. 2-14-73)

This Instrument was Prepared by:
Name Earl Nichols, County Supervisor
Address P.O. Box 797
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

THAT, in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid to the undersigned _____

Ann K. Lawler and husband, John C. Lawler,
his wife, herein referred to as grantors) by the United States of America, acting through the Administrator of the Farmers
Home Administration (herein referred to as GRANTEE), the receipt whereof is acknowledged, the said grantors have granted,
bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto said GRANTEE and its assigns

the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Southwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 3, Township 19 South,
Range 2 East, run South a distance of 63.35 feet; thence left 136 degrees 08
minutes a distance of 366.50 feet to the point of beginning; thence left 90
degrees 00 minutes a distance of 208.10 feet; thence right 90 degrees 00
minutes a distance of 127.62 feet; thence right 85 degrees 04 minutes a
distance of 10.25 feet; thence left 4 degrees 20 minutes a distance of 197.47
feet; thence left 99 degrees 14 minutes a distance of 160.97 feet to the
point of beginning.
Situating in Shelby County, Alabama.

Subject to easements and rights-of-way of record.

BOOK 180 PAGE 01

TO HAVE AND TO HOLD, to the said GRANTEE and its assigns the aforesaid premises, together with the hereditaments,
improvements, and appurtenances thereunto belonging, in fee simple forever.

And grantors do for themselves and for their heirs, executors, administrators and assigns covenant with the said GRANTEE
and its assigns that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances
except as hereinbefore set forth;

5 Mice A

that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said GRANTEE and its assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, grantors have herunto set their hands and seals this..... day of, 19

WITNESSES:

Ann K. Lawler (LS)

John C. Lawler (LS)

BOOK 180 PAGE 02

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

88 APR 14 AM 10:02

Thomas W. Lawrence, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ Exempt
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, The undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Ann K. Lawler and John C. Lawler
his wife, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this
day that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears
date.

Given under my hand and seal, this 9th day of April, 19 88.

(SEAL)

James M. Chinkanda
Notary Public

My Commission Expires:

4-4-90