

732

Value \$25,000.00

SEND TAX NOTICE TO:

(Name) Felix Dunn

(Address) Rt. 1 Box 10 Chelsea, Ala
35043

This instrument was prepared by

(Name) Richard K. Mauk, Esquire

(Address) One Perimeter Park South, Suite 320-S, Birmingham, Alabama 35243

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 Ten Dollars (\$10.00) 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,

Fern Little, a single woman

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

Felix Dunn, a single man

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

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West; thence run Southerly along the East line of said 1/4 - 1/4 section for a distance of 732.06 feet to the point of beginning; thence continue along last described course for a distance of 78.10 feet to the Northerly right-of-way line of Seaboard Coast Railroad; thence turn an angle to the right of 42 degrees 47 minutes 39 seconds and run along said right-of-way for a distance of 120.37 feet; thence turn an angle to the right of 82 degrees 47 minutes 14 seconds for a distance of 281.53 feet to the Southerly right-of-way line of Highway #11; thence turn an angle to the right of 83 degrees 46 minutes 17 seconds and run along said right-of-way for a distance of 108.44 feet; thence turn an angle to the right of 80 degrees 16 minutes 57 seconds for a distance of 273.49 feet the point of beginning.

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

89 JAN 10 AM 11:12

Thomas H. Lawrence, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 25.00
2. Mfg Tax 1
3. Recording Fee 2.60
4. Indexing Fee 1.00
TOTAL 28.50

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 30th day of December, 19 88.

Fern Little
Fern Little, a single woman (Seal)

(Seal)

(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 Fern Little, a single woman 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 30th day of December, A. D., 19 88.

America First C/2

Richard H. Kizz
Public

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