

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Helen Frances Baker, unmarried

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

Elizabeth Ann Darby

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

Commence at the southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East; thence run North 35 deg. 37 min. East a distance of 479.20 feet to a point on the East right-of-way line of Ala. Highway No. 25, and the point of beginning; thence turn an angle of 56 deg. 08 min. to the right and run a distance of 189.95 feet; thence turn an angle of 111 deg. 17 min. to the left and run a distance of 101.24 feet; thence turn an angle of 90 deg. 56 min. to the left and run a distance of 143.66 feet to the East right-of-way line of Ala. Highway No. 25; thence turn an angle of 41 deg. 01 min. to the left and run a distance of 44.85 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East.

BOOK 228 PAGE 707

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

89 MAR -2 PM 3:40

Thomas A. Summers, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	<u>50</u>
2. Mig. Tax		
3. Recording Fee		<u>2.50</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>4.00</u>

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20 day of February, 19 89.

(SEAL) Helen Frances Baker (SEAL)
Helen Frances Baker

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

STATE OF Alabama
Shelby COUNTY

General Acknowledgment
a Notary Public in and for said County,

I, the undersigned authority,
in said State, hereby certify that **Helen Frances Baker**

Whose name(s) **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 20 day of February, A.D. 19 89