

650.00

SEND TAX NOTICE TO:

(Name) Vickie B. Quinn

(Address)

This instrument was prepared by
(Name) Wallace, Ellis, Head & Fowler, Attorneys
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-88
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of LOVE AND AFFECTION AND ONE AND NO/100 (\$1.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, ✓ Cherovise I. Bird, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto my daughter, Vickie B. Quinn

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

A lot located in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 19 South Range 2 East, more particularly described as follows: Commence at the SE corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section for point of beginning; run thence in a Westerly direction along the Southern boundary of said Quarter Quarter Section a distance of 60 feet, more or less, to a point which is the SE corner of the lot presently owned by grantee, Carl E. Bird; thence turn to the right and run in a Northerly direction parallel with the Eastern boundary of said Quarter Quarter Section a distance of 210 feet to a point, which point is the NE corner of the lot presently owned by grantee, Carl E. Bird; thence turn to the right and run in an Easterly direction parallel with the Southern boundary of said Quarter Quarter Section and parallel with the Southern boundary of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 210 feet to a point; thence turn to the right and run in a Southerly direction parallel with the Eastern boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 210 feet, more or less, to a point on the Southern boundary of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence turn to the right and run a distance of 150 feet, more or less, to point of beginning; containing 1 acre, more or less; and being the one acre of land which was willed to grantor John R. Bird, Jr. by the Will of John R. Bird, Sr.

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The grantor shows and warrants that her former husband, Carl E. Bird, died intestate while a resident of Shelby County, Alabama on February 15, 1981.

The property conveyed hereby being the same property conveyed by that certain deed recorded in Deed Book 262, page 601 in the Probate Office of Shelby County, Alabama.

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 20th day of April, 19 89

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
89 APR 20 AM 10:25
Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

Cherovise Bird (Seal)
(Cherovise I. Bird)
(Seal)
(Seal)

1. Bond Tax \$ 1.00
2. Mig Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL \$ 5.50

STATE OF ALABAMA }
SHELBY COUNTY }
the undersigned
I, Cherovise I. Bird, a Notary Public in and for said County, in said State, hereby certify that is signed to the foregoing conveyance, and who is she known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 20th day of April, 19 89.
184 Bird St. 35078