

WARRANTY DEED

Hansen Printing Co., New Site, Al

STATE OF ALABAMA
~~TALLADEGA~~ COUNTY

} 2

5/10/20

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of _____

Ten and No/100 (\$10.00) and other valuable considerations

Dollars to the undersigned Larry W. Zeigler, a divorced man, and
Jill Cooper Zeigler, a divorced woman

herein referred to as Grantor, in hand paid by Larry W. Zeigler

herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama:

Begin at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama, and run thence Easterly along the North line of said quarter-quarter a distance of 159.50' to a point at a fence corner, Thence turn a deflection angle to the right of 80°-14'-07" and run Southerly along an existing fence a distance of 191.60' to a point at a fence corner, Thence turn a deflection angle to the right of 78°-10'-50" and run Southwesterly a distance of 160.0' to a point, Thence turn a deflection angle to the right of 81°-26'-34" and run Northwesterly a distance of 201.65' to a point, Thence turn a deflection angle to the right of 68°-30'-51" and run Northeasterly a distance of 93.50' to the point of beginning, containing 1.0 acre and subject to all agreements of record.

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Grantees address:
685 Highway 280
Harnersville, Al. 35078

THIS INSTRUMENT WAS PREPARED BY
OGLETREE AND LIVINGSTON, ATTORNEYS
AT LAW, OLD CITY HALL BUILDING,
P.O. BOX 329, SYLACAUGA, AL 36150

1. Deed Tax \$ 500
 2. Mtg. Tax _____
 3. Recording Fee 500
 4. Indexing Fee 200
 TOTAL 1200

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

89 MAY -1 AM 8:03

Thomas P. Shoups, Jr.
 JUDGE OF PROBATE

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TO HAVE AND TO HOLD unto the Grantee and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

And the Grantor does for himself and for his heirs, executors, and administrators, covenant with the Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as herein stated, that he has good right to sell and convey the same as is done hereby, that he will and his 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 except any who claim under this instrument or any matter here stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 27th day of March, 1989.

Larry W. Zeigler (SEAL)
 Larry W. Zeigler
Jill Cooper Zeigler (SEAL)
 Jill Cooper Zeigler

STATE OF ALABAMA }
 TALLADEGA COUNTY }

I, the undersigned authority in and for said County, in said State, hereby certify that Larry W. Zeigler, a divorced man, and Jill Cooper Zeigler, a divorced woman, 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 1989.

Jennie D. Nicholson
 Notary Public