

1180

500.00

WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 11 South Main Street, BX 4, Montevallo, AL 35115+0004, without benefit of title evidence.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Johnny Arnold Mayhall, of Rt 2 BX 81, Montevallo, AL 35115 (herein referred to as grantor) do grant, bargain, sell, and convey unto my wife Martha Joan Mayhall, of Rt 2, BX 81 Montevallo, AL 35115 (herein referred to as grantee) all my interest in the following described real estate situated in Shelby County, Alabama, to-wit:

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Begin at the NW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §11, Twp 24N, R12E; thence Southerly along the W boundary of said $\frac{1}{4}$ § ± 521.80 feet to a point 142.00 feet N of the SW corner of said $\frac{1}{4}$ §; thence Easterly and parallel to the S boundary of said $\frac{1}{4}$ § 379.00 feet; thence left 47°43' in a Northeasterly direction ± 391.95 feet, to intersection with the E boundary of said $\frac{1}{4}$ §; thence Northerly along said E boundary ± 110.80 feet, to intersection with the SW right of way boundary of Alabama Highway 155; thence Northwesterly along said SW right of way boundary ± 240.35 feet, to intersection with the N boundary of said $\frac{1}{4}$ §; thence Westerly along said N boundary ± 466.90 feet, to the point of beginning.

BOOK

The above described land constitutes the homestead of both grantor and grantee. Source of title: a warranty deed executed and recorded October 8, 1985 at Real book 44, page 164 of the Shelby County Probate Records.

To have and to hold to the said grantee, her heirs and assigns forever.

I Johnny Arnold Mayhall, do for myself and for my heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 15 May 1989.

Witness:

Steven R. Sears

Johnny Arnold Mayhall
Johnny Arnold Mayhall

1. Deed Tax \$
2. Mig Tax
3. Recording Fee
4. Indexing Fee
5.

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Johnny Arnold Mayhall, whose name is signed to the foregoing conveyance, is (made) known to me, acknowledged before me on this day, that, being duly sworn, the contents of the conveyance, he executed the same voluntarily on this day the same bears date.

Given under my hand and official seal this 15 May 1989.



My Commission Expires 28 February 1990

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

89 MAY 16 PM 12:37

James A. Snowden, Jr.
JUDGE OF PROBATE