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Send Tax Notice to  
Quinton M. Guin

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This instrument was prepared by:  
Wallace, Ellis, Head & Fowler, Attorneys  
Columbiana, Alabama 35051

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REGULAR WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIFTEEN HUNDRED & NO/100 (\$1500.00) DOLLARS to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, DENNIS A. DOWDY, an unmarried man, (herein referred to as grantor), grant, bargain, sell and convey unto QUINTON M. GUIN (herein referred to as grantee), my undivided one-half interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

From a point on the Northerly right-of-way line of Alabama Highway No. 25, where the same intersects the West line of the NW 1/4 of the SE 1/4, Section 14, Township 22, Range 2 West, Shelby County, Alabama, run thence North 72 degrees 48 minutes East along said line of said road for 360.00 feet to an iron pin heretofore set and the point of beginning of the parcel herein described; from said point of beginning, run thence North 0 degrees 57 minutes East for 619.5 feet to a point on the Southerly right-of-way line of the Southern Railroad Company property; run thence South 78 degrees 13 minutes East along said railroad right-of-way line for 411.2 feet to a point; run thence South 0 degrees 57 minutes West for 409.8 feet to a point on the Northerly right-of-way line of said Highway No. 25; run thence South 72 degrees 48 minutes West along said line for 425.0 feet to the point of beginning and lying in the W 1/2 of the SE 1/4, Section 14, Township 22, Range 2 West, Shelby County, Alabama.

EXCEPT that part belonging to Charles Curtis McCartney as described in Real Record 4, Page 214 in the Probate Office of Shelby County, Alabama, described as follows:

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A lot or parcel of land lying and being situated in the NW 1/4 of the SE 1/4, Section 14, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: From a point on the Northerly right-of-way line of Alabama Highway No. 25, where the same is intersected by the West line of the NW 1/4 of the SE 1/4, Section 14, Township 22 South, Range 2 West; run North 72 degrees 48 minutes East along said line of said highway for 360 feet to the Southwest corner of the parcel of land now owned by Danny Hilyer, and the point of beginning of subject parcel of land; from said point thus established, continue said course along said line of said road for 200 feet; thence run North 00 degrees 57 minutes East for 350 feet; run thence South 72 degrees 48 minutes West for 200 feet to a point on the West line of said Hilyer lot; run thence South 00 degrees 57 minutes West along said West line of Hilyer lot for 350 feet to the point of beginning, and containing 1.53 acres, more or less. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Rights of parties in possession and matters of survey.
2. Right of way to Shelby County as recorded in Deed Book 86, page 215 and in Deed Book 108, page 416, in the Probate Office of Shelby County, Alabama.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 127, page 567, and in Deed Book 199, page 425, in said Probate Office of Shelby County, Alabama.
4. Mortgage to Hollins J. Hilyer, Jr. and wife, dated September 14, 1988 recorded in Real Record 207, page 546 in said Probate Office.

As a part of the consideration hereof grantee herein assumes and agrees to pay as the same becomes due the unpaid balance of that certain mortgaged indebtedness evidenced by mortgage from Quinton M. Guin and Dennis A. Dowdy to Hollins J. Hilyer, Jr. and wife, dated September 14, 1988 recorded in Real Record 207, page 546 in said Probate Office of Shelby County, Alabama.

W. E. N. J.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 11 day of September, 1989.

Dennis A. Dowdy  
Dennis A. Dowdy

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis A. Dowdy, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 11 day of Sept., 1989.

Lance Brasher  
Notary Public

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

89 SEP 11 PM 2:48

Thomas A. Lawrence, Jr.  
JUDGE OF PROBATE

1. Deed Tax -----	\$ 1.50
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 5.00
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 10.50