

1626

This instrument was prepared by
(Name) Courtney H. Mason, Jr.
PO Box 360187
(Address) Birmingham, AL 35236-0187

Send Tax Notice To: Betty Shinn Stewart
name P. O. Box 212
Maylene, Alabama 35114
address

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA

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

That in consideration of Seventeen thousand and NO/100ths (\$17,000.00)

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

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

Betty Shinn Stewart, a married woman
(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:
Begin at a fence corner accepted as the NW corner of the SW 1/4 of NW 1/4 of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama and run South along the West line of said 1/4 1/4 Section a distance of 135.0 feet; thence left 87 deg. 42 min. 26 sec. and run Easterly parallel to the North line of said 1/4 1/4 Section for a distance of 728.58 feet to a point of intersection with the Westerly right of way line of a public road known as Highway No. 17; thence left 75 deg. 39 min. 57 sec. to chord and run Northerly along said road right of way line a chord distance of 139.23 feet to a point of intersection with the North line of said 1/4 1/4 Section; thence left 104 deg. 20 min. 03 sec. (to chord) and run Westerly along said 1/4 1/4 Section for a distance of 768.45 feet to point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, right of ways, limitations, if any, of record.

This property is not homestead property as defined by the Code of 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 December, 19 89

Deed TAX 17.00
Rec 2.50 STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
3.00
100
23.50 89 DEC 22 PM 2:33
JUDGE OF PROBATE

George Lucas (Seal)
George Lucas (Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Lucas, a married man 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 official seal this 20th day of December, A. D., 19 89

Notary Public

My Commission Expires March 10, 1991

BOOK 271 PAGE 651