

This instrument was prepared by

RAY F. ROBBINS, II

P. O. Box 479

Talladega, Alabama 35160

Form 1-1-27 Rev. 1-66

WARANTY DEED—

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

\$1500.00

That in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we JAMES S. HARDING, as surviving joint tenant of wife, DESSIE HARDING, a widower

and an unmarried man,

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

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

Beginning at the Southwest corner of the north half of the Southeast quarter of Section 6, Township 19, Range 1 West, and run North 247 1/2 feet; run thence east 2,640 feet; run thence South 247 1/2 feet; thence run west 2,640 feet to the point of beginning, said property being a rectangle containing 15 acres, more or less, situated in the north half of the Southeast quarter of Section 6, Township 19, Range 1 West, Shelby County, Alabama.

This property was acquired by J. S. Harding and wife, Dessie Harding on 5-27-68 by deed recorded in Deed Book 253, Page 244. Dessie Harding, one of the Grantees in said deed, in now deceased.

BOOK 273 PAGE 719

1. Deed Tax	\$1.50
2. Int. Tax	
3. Recording Fee	\$2.50
4. Notary Fee	\$3.00
5. Stamp Fee	
6. Stamped Stamp Fee	\$1.00
Total	\$7.00

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 hand(s) and seal(s), this 8th day of January, 1990.

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

90 JAN 10 AM 9:43

Judge of Probate

STATE OF ALABAMA
TALLADEGA COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James S. Harding, a widower, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January, A.D., 1990.

MY COMMISSION

Notary Public