

STATE OF ALABAMA
COUNTY OF SHELBY

*
*

\$500.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, Kathleen Anderson Birchfield, (herein referred to as GRANTOR) do hereby GRANT, BARGAIN, SELL and CONVEY unto Anthony D. Birchfield and Bobby Joe Birchfield, as joint tenants with right of survivorship, (herein referred to as GRANTEES), heirs and assigns, the following described Real Estate, situated in the County of Shelby and the State of Alabama, to wit:

The North half of the northeast quarter of Section 7, Township 24, Range 13 East, containing 20 acres, more or less.

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LESS AND EXCEPT: From the southeast corner of N 1/2 of NE 1/4 of NW 1/4, Section 7, Township 24, Range 13 East, run west on and along the south line of said N 1/2 of NE 1/4 of NW 1/4 a distance of 116.0 feet to the point of intersection of said south line with the west right-of-way of Enon Church paved road, the beginning point of the tract herein described; from the beginning point thus established, continue on and along the south line of N 1/2 of NE 1/4 of NW 1/4 south 88 deg. west 210 feet; thence north 9 deg. 30 min. east 315 feet; thence north 88 deg. east 210 feet to the west right-of-way of Enon Church paved road; thence south 9 deg. 30 min. west on right-of-way 315.0 feet to the beginning point, containing 1 1/2 acres, more or less, and being situated in the N 1/2 of NE 1/4 of NW 1/4, Section 7, Township 24, Range 13 East.

And I for myself and my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that they are free from all encumbrances, except as hereinabove provided; that I have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns, and the GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEES, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 17th day of June, 1990.

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

Kathleen Anderson Birchfield
Kathleen Anderson Birchfield

90 JUN 27 PM 1:48

STATE OF ALABAMA
COUNTY OF SHELBY

I, Andy D. Birchfield, JR., a Notary Public in and for said State and County, hereby certify that Kathleen Anderson Birchfield, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of June, 1990.

Andy D. Birchfield, JR.
Notary Public

This instrument prepared by:

Brannan & Guy, P. C.
923 South Hull Street
Montgomery, Alabama 36104

1. Deed Tax	\$ 5.50
2. Notary Fee	1.50
3. State Fee	2.50
4. County Fee	3.00
5.
6. ...	1.00
Total	\$ 7.00

Rt 2 Box 182
Montevallo, AL 35115