

1272

This instrument was prepared by
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WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ~~Five~~ ^{Five Hundred} and No/100 Dollars (\$500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Elvie Louvine Benson, a widow (herein referred to as grantor), whether one or more, do grant, bargain, sell and convey unto Lisa Anne Moore, a single woman, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northwest corner of the southeast quarter of the northwest quarter of Section 9, Township 24 north, Range 15 east, Shelby County, Alabama and run thence easterly along the north line of said quarter-quarter section a distance of 444.46' to the point of beginning of the property being described, Thence continue along last described course a distance of 620.00' to a point on the westerly right of way line of Shelby County Road No. 47 in a curve to the left, Thence turn a deflection angle of 83 deg. 35 min. 01 sec. right to chord and run southerly along the chord of said right of way curve a chord distance of 211.32' to a point, Thence turn a deflection angle of 96 deg. 24 min. 58 sec. right from chord and run westerly a distance of 643.62' to a point, Thence turn a deflection angle of 90 deg. 00 min. 01 sec. right and run northerly a distance of 210.00' to the point of beginning, containing 3.05 acres and subject to any and all easements, rights of way, agreements, restrictions and/or limitations of probated record or applicable law.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

BOOK 315 PAGE 208

P.O. Box 1371

Columbiana AL 35051

This conveyance is subject to easements and restrictions of record.

Dovie Blackerby who was named as life time estate of the property died intestate on the 17th day of August, 1986.

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

And I do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is 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 GRANTEES, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this the 28th day of September, 1990.

Elvie Louvine Benson (SEAL)
Elvie Louvine Benson

STATE OF ALABAMA
SHELBY COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that Elvie Louvine Benson, a widow, 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 28th day of September, 1990.

John Powers
Notary Public

My Commission Expires August 14, 1991

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

90 OCT 22 PM 12:46

JUDGE OF PROBATE

1. Deed Tax	\$1.50
2. Mtg. Tax	8
3. Recording Fee	\$3.00
4. Indexing Fee	\$3.00
5. No Tax Fee	8
6. Certified Fee	\$1.00
Total	\$9.50

BOOK 315 PAGE 209