

This instrument was prepared by

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HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100-----Dollars and other
good and valuable considerations

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

George R. Burton, Sr. and wife, Mary Nell Burton

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

Nell Dexter Waite

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 West, described as follows: Beginning at the Southwest corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence Northwardly along the West line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 6.319 chains to a point on the center line of the Louisville and Nashville Railroad right of way; thence Eastwardly at a deflection angle of 93 deg. 02 min. to the right along the center line of said railroad right of way a distance of 1.60 chains to a point; thence Northwardly, parallel to the West line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 1.288 chains to a point, which is the point of beginning; thence continue Northwardly, parallel to the West line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 8.94 chains to a point; thence Eastwardly at right angles to the West line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 2.037 chains, more or less to a point on the extension Northwardly of the West line of Church Street; thence Southwardly along the extension Northwardly of the West line of Church Street and the West line of Church Street a distance of 9.56 chains to a point, which point is 85 feet Northwardly at right angles to the center line of the Louisville and Nashville Railroad right of way; thence Westwardly, parallel to and 85 feet Northwardly of the center line of said right of way a distance of 5.45 chains, more or less, to the point of beginning; being situated in Shelby County, Alabama. LESS AND EXCEPT all that part of the above described property lying North of Shelby County Highway no. 42, as conveyed to Henry E. O'Hara and wife, Frances C. O'Hara by deed dated June 12, 1975, and recorded in Deed Book 292, page 853, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

GRANTEE'S ADDRESS:

2052 Parkview Road

Pelham, Al. 35124

\$60,000 of the purchase price is paid from the proceeds of a mortgage executed simultaneously.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th

day of August, 19 91.

TAX 1.00

Deed 2.50

Seal 3.00

7.50

(SEAL)

George R. Burton, Sr.

(SEAL)

(SEAL)

Mary Nell Burton

(SEAL)

Mary Nell Burton

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 R. Burton and wife, Mary Nell Burton

Whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, A.D. 19 91