

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

1918

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and division of estate

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Hazel Ruth Walters, Ivey Lee Kimberly, Myra A. Keef, Grover Allen Abbott, Virginia Dyer, Fannie Lou Barber, and Preston T. Abbott (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Preston T. Abbott and Grover Allen Abbott

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

Begin at the Southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 East; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 1302.96 feet to the South right-of-way line of Shelby County Highway No. 62; thence turn 88 deg. 52 min. 42 sec. right and run East along said right-of-way 994.39 feet to the point of beginning of the property herein conveyed; thence turn 91 deg. 41 min. 21 sec. right and run South 190 feet; thence turn 91 deg. 41 min. 21 sec. left and run East 339.40 feet to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 180 feet to the South right-of-way line of said Shelby County Highway No. 62; thence run West along said right-of-way line a distance of 8.49 feet to a point; thence North along said highway right-of-way a distance of 10 feet to a point; thence run West along the South line of said Shelby County Highway 62 a distance of 330.78 feet, more or less, to the point of beginning.
The above named Grantors, children of G. C. Abbott, deceased, constitute all the heirs at law and next of kin of Doris Abbott Kidd, deceased.

The above described property does not constitute any part of any of the Grantors' homesteads.

THE ABOVE DESCRIPTION BASED UPON SURVEY OF STEVEN M. ALLEN, dated June 27, 1985.

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

91 DEC -3 PM 3:59

JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mig. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 7.50

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

day of December, 19 89

Hazel Ruth Walters (Seal)
Hazel Ruth Walters

Ivey Lee Kimberly (SEAL)
Ivey Lee Kimberly

Myra A. Keef (SEAL)
Myra A. Keef

Grover Allen Abbott (SEAL)
Grover Allen Abbott

Virginia Dyer (SEAL)
Virginia Dyer

Fannie Lou Barber (SEAL)
Fannie Lou Barber

Preston T. Abbott (SEAL)
Preston T. Abbott

STATE OF Alabama

Shelby COUNTY

General Acknowledgment

I, the undersigned authority in said State, hereby certify that Hazel Ruth Walters, Ivey Lee Kimberly, Myra A. Keef, Grover Allen Abbott, Virginia Dyer, Fannie Lou Barber and Preston T. Abbott 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 14th day of December A.D. 19 89

BOOK 375 PAGE 744

Conwill & Justice