

\$500.00
SEND TAX NOTICE TO:

(Name) Peggy B. Dyer
9140 Highway 31
(Address) Calera, AL 35040

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/100 (\$1.00) 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, Jewell Busby, widow of Vernon Busby

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

Peggy B. Dyer

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

Beginning at the NW corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 24, Range 13 East, and run South 6 deg. 28' East along West line of said forty a distance of 435 feet; thence turn an angle of 103 deg. 25' to left and run in an Easterly direction along the North line of Watts lot 362.11 feet, more or less, to West right of way line of Birmingham-Montgomery Highway; thence run Northwesterly along the West right of way line of said Highway to the North line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 2; thence run in a Westerly direction along the North line of said forty, to point of beginning.

EXCEPTING that parcel sold to D.L. Massey as described in Deed Book 172, page 173 and EXCEPTING that parcel sold to James I. Dyer and wife, Peggy B. Dyer as described in Deed Book 222, page 308, all in the Probate Office of Shelby County, Alabama.

The Grantor herein reserves unto herself a life estate in and to the above described property.

Inst # 1992-11533

06/18/1992-11533
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 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 hands(s) and seal(s), this June 17, 1992
day of _____, 1992

_____(Seal)

Jewell Busby (Seal)
Jewell Busby

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jewell Busby, widow of Vernon Busby 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 17th day of June A. D., 1992

Peggy J. Lister
Notary Public.