

# WARRANTY DEED

1,000

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notice to:

✓ Howard Wayne Harkins  
60 Hwy 255N  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that by way of gift, we, Horace E Lawley, Jr and wife Martha Amelia Lawley, of 4095 Highway 119, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Howard Wayne Harkins, a married man, of 60 Hwy 255N, Montevallo, AL 35115 (herein referred to as grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land containing 0.30 acre, located in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , §3, Twp 22S, R4W, Shelby County, Alabama, described as follows: Commence at the NE corner of said  $\frac{1}{4}$ §; thence run S 89°39'37"E along the N boundary 130 feet; thence run S 0°15'23"W 45.27 feet to the intersection of a fence line, said point being the point of beginning; thence run N 86°21'10"E along said fence 35 feet; thence run S 0°15'23"W 392.7 feet; thence run N 57°05'04"W 41.48 feet; thence run N 0°15'23"E along the West boundary of Eddie Lawley 367.94 feet to the point of beginning.

The conveyed property forms no part of the homestead of the grantor hereof. Each grantor has other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

We, Horace E Lawley, Jr and wife Martha Amelia Lawley, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantees, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this <sup>July</sup> 28 ~~June~~ 1992.

Witness:

Baker Lawley

Horace E Lawley (Seal)  
Horace E Lawley, Jr

Martha Amelia Lawley (Seal)  
Martha Amelia Lawley

Inst # 1992-16649

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Horace E Lawley, Jr and wife Martha Amelia Lawley, whose names are signed to the foregoing conveyance, and who are (made) 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 20 <sup>July</sup> ~~June~~ 1992.

Ophelia Ann Clark

Notary public

MY COMMISSION EXPIRES JUNE 17, 1995

Inst # 1992-16649

08/11/1992-16649  
10:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 10.00