

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Betty W. Dill

(Address) 307 Mildred Street
Columbiana Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-84

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Five Thousand and no/100 (\$65,000.00) DOLLARS

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

Kathy Marie Welch McCoy and husband, Walter T. McCoy, Jr.

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

Betty W. Dill

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

A lot in the Town of Columbiana, Alabama in the SW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, more particularly described as follows: Begin at a point on the North margin of Mildred Street, 325 feet, East of the East line of Catherine Street, said point being the Southwest corner of the F. E. Leonard property and being marked by an iron pin; and from said point of beginning run in an Easterly direction along the North line of Mildred Street a distance of 80 feet to an iron pipe at the Southwest corner of the Conrad M. Fowler lot; thence in a Northerly direction along the Westerly line of the Conrad M. Fowler lot a distance of 178 feet to an iron pipe; thence in a Westerly direction a distance of 81 feet to the East line of the C. H. Fore lot at a point 171 feet distant, measured along the East line of the C. H. Fore lot from the North line of Mildred Street, which point is marked by an iron pipe; thence in a Southerly direction along the East line of the C. H. Fore lot a distance of 171 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights of way, and permits of record.

Inst # 1994-08266

03/15/1994-08266
08:46 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 73.50

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 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, we have hereunto set our hands(s) and seal(s), this 15th day of March, 1994

(Seal)

Kathy Marie Welch McCoy (Seal)
Kathy Marie Welch McCoy

(Seal)

Walter T. McCoy, Jr. (Seal)
Walter T. McCoy, Jr.

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Kathy Marie Welch McCoy and husband, Walter T. McCoy, Jr. whose name 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 15th day of March, A. D., 1994

Mike T. Atchison
Notary Public.

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