

This instrument was prepared by

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 Hundred and no/100-----Dollars
and other good and valuable consideration

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

T. W. Snyder and wife, Dorothy D. Snyder
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Tommie Snyder Bowers

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

Commencing at the Northeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 19 South, Range 2 East; thence North 89 deg. 42 min. 59 sec. West a distance of 828.25 feet to the point of beginning; thence North 89 deg. 42 min. 59 sec. West a distance of 71.75 feet; thence South 0 deg. 00 min. 19 sec. West a distance of 119.19 feet to the North right-of-way line of U. S. Highway No. 280; thence North 74 deg. 30 min. 01 sec. West along said highway right-of-way line for a distance of 144 feet; thence North 00 deg. 10 min. 10 sec. West a distance of 293 feet to a point on the South edge of Bird Road; said point being 199.25 feet East of the East right-of-way line of Shelby County Highway No. 62; thence run South 89 deg. 42 min. 59 sec. East along the South edge of Bird Road for a distance of 216 feet to a point; thence South 0 deg. 17 min. 01 sec. West a distance of 210 feet to the point of beginning of said property.

Inst # 1995-00331

01/04/1995-00331
03:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50
Grantee's address:

116 Bird Street
Harpersville, Alabama 35078

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 21
day of December, 19 94.

(SEAL)

T. W. Snyder

(SEAL)

(SEAL)

Dorothy D. Snyder

(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 T. W. Snyder and wife, Dorothy D. Snyder

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 21 day of December, A.D. 19 94.

Conwill & Justice

Notary Public