

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

566⁰⁰

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,

James Weldon and wife Betty Weldon

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

David McCraven & Donita McCraven; and Charles Higdon and Gina Higdon

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

Shelby

County, Alabama, to-wit:

Commence at the NE corner of the SW $\frac{1}{4}$ of Section 1, Township 24 North, Range 15 East; thence proceed in a Southerly direction along the East boundary line of said SW $\frac{1}{4}$ of Section 1, Township 24 North, Range 15 East, for a distance of 645.0 feet; thence turn an angle of 17 deg. 14 min. to the right and run for a distance of 326.22 feet to a point on the South right-of-way line of a County Road; thence turn an angle of 95 deg. to the right and run along said South right-of-way line for a distance of 37.35 feet to the point of beginning of the parcel of land herein described; thence continue along said right-of-way for a distance of 39.21 feet to a point; thence turn an angle of 90 deg. 10 min. 30 sec. to the left and run for a distance of 416.48 feet to a point; thence turn an angle of 51 deg. 06 $\frac{1}{2}$ min. to the left and run Southeasterly 76.94 feet to a point; thence turn an angle of 131 deg. 27 min. to the left and run Northeasterly a distance of 465.12 feet to the point of beginning.

This land being a part of the SW $\frac{1}{4}$ of Section 1, Township 24 North, Range 15 East and being .493 acres.

Grantees' address:

314 38th Ave. N.E.

Birmingham, Alabama 35215

05/17/1995-12984
03:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 11.00

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 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

May

19 95

(SEAL)

James Weldon

(SEAL)

(SEAL)

Betty Weldon

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority,
in said State, hereby certify that

James Weldon and wife, Betty Weldon

a Notary Public in and for said County,

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

17th

day of

May

A.D. 19 95

Notary Public

Inst # 1995-12984