

(Name) Edgar W. Finn

(Address)

P.O. Box 129

HARPERSVILLE, ALA 35078

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-21 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 DOLLAR, LOVE AND AFFECTION, AND OTHER GOOD & VALUABLE CONSIDERATIONS

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

Edgar M. Finn, a widower

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

Edgar W. Finn

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

Begin at an iron stake on the West right-of-way line of Alabama Highway No. 25 leading from Harpersville to Vincent, Alabama, at a corner of the land of O.L. Baker (land now owned by J. E. Baker), which said point is NE corner of land owned by Maggie Stone at the time of her death; thence run with said right-of-way South 31 deg. 30 min. west a distance of 232.6 feet to the point of beginning of the property herein conveyed, which said point is the Southeastern corner of lot willed by the said Maggie Stone to the said Wilma S. Finn; thence continue in the same direction a distance of 154.9 feet to a point; thence turn an angle of 130 deg. to the right and run 52.2 feet to a point, which said point is on the western boundary of a drive leading to the former residence of Maggie Stone; thence run in a Northerly direction along the Western boundary of said drive a distance of 12 feet to a point; thence turn an angle of 90 deg. to the left and run Westerly a distance of 57.8 feet to a point, which said point is on the Western boundary of the property owned by Maggie Stone at the time of her death; thence turn an angle of 90 deg. to the right and run in a Northerly direction along the Western boundary of the property owned by Maggie Stone at the time of her death a distance of 180 feet more or less to a point, which said point is the Southwestern corner of lot willed by Maggie Stone to Wilma S. Finn; thence turn to the right and run Southeasterly along the southern-most boundary of the lot willed by Maggie Stone to Wilma S. Finn a distance of 180 feet more or less to point of beginning.

06/28/1995-16914
10:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 10.00

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 27th day of June, 1995.

(Seal)

Edgar M. Finn
Edgar M. Finn

(Seal)

(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 Edgar M. Finn, a widower 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, A. D., 1995.

Conway H. Fowler Jr.
Notary Public.

1995-16914

Inst #