

STATE OF ALABAMA
COUNTY OF SHELBY

*

*

500.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTOR herein, the receipt whereof is hereby acknowledged, I Anthony Dow Birchfield, (herein referred to as Grantor) do hereby GRANT, BARGAIN, SELL and CONVEY all ~~my~~ interest as joint tenant with right of survivorship with Bobby Joe Birchfield unto Anthony Dow Birchfield, Jr. (herein referred to as GRANTEE), his heirs and assigns, the following described Real Estate, situated in the County of Shelby and the State of Alabama, to wit:

Inst # 1996-26077

The North half of the northeast quarter of Section 7, Township 24, Range 13 East, containing 20 acres, more or less.

LESS AND EXCEPT: From the southeast corner of N 1/2 of NE 1/4 of NW 1/4, Section 7, Township 24, Range 13 East, run west on and along the south line of said N 1/2 of NE 1/4 a distance of 116.0 feet to the point of intersection of said south line with the west right-of-way of Enon Church paved road, the beginning point of the tract herein described; from the beginning point thus established, continue on and along the south line of N 1/2 of NE 1/4 of NW 1/4 south 38 deg. west 210 feet: thence north 9 deg. 30 min. west on right-of-way east 315 feet; thence north 88 deg. east 210 feet to the west right-of-way of Enon Church paved road; thence south 9 deg. 30 min. west on right-of-way 315 feet to the beginning point, containing 1 1/2 acres, more or less, and being situated in the N 1/2 of NE 1/4 of NW 1/4, Section 7, Township 24, Range 13 East.

And I, for myself and my heirs, executors and administrators covenant with the said GRANTEE, their heirs and assigns, that he is lawfully seized in fee simple of the aforementioned premises, that he is free from all encumbrances, except as hereinabove provided; that I have a good right to sell and convey the same to the said GRANTEE, and his heirs and assigns, and the GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12th day of August, 1996.

Anthony Dow Birchfield
Anthony Dow Birchfield

08/12/1996-26077
01:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, Anthony Dow Birchfield a Notary Public in and for said State and County, hereby certify that Anthony Dow Birchfield, 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 12th day of August, 1996.

Dee P. Ottaway
Notary Public
Commission Expired: 6/30/96

Inst # 1996-26077

08/12/1996-26077
01:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50