

STATE OF ALABAMA :
SHELBY COUNTY :

* 500.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, JOHN WILLIAM BRYANT and wife, JEANETTE T. BRYANT, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto H. R CATON, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East and run South 88° West along said forty acre line a distance of 417.11 feet to the Southwesterly right-of-way line of Alabama Highway 91 (also known as the Florida Short Route); thence North 55°56' West along said right-of-way line a distance of 1633.36 feet; thence South 34°08' West a distance of 7.29 feet to the point of beginning of the lot herein conveyed; thence South 34°08' West a distance of 150 feet to an iron pin; thence South 3°30' East a distance of 26.36 feet to an iron bolt on the Southwesterly right-of-way line of Chancellor Ferry Road; thence North 30°08' West along the Southwest margin of said Chancellor Ferry Road a distance of 55.03 feet to the point of beginning. Situated in Shelby County, Alabama.

AND ALSO:

One 1973 10' x 55' Shult mobile home - Serial Number 1230756, including the addition thereto of conventional construction of an approximately 14' x 60'.

AND ALSO:

Miscellaneous furniture and household items, including one gas fireplace, located in said mobile home and addition thereto.

Grantee shall pay Ad Valorem taxes.

(Preparer of this instrument has not examined Title Records pertaining to this property, and expresses no opinion to Grantee or Grantors regarding same. Description provided by Grantee.)

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend these same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

12/17/1997-40939
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 11.50

Inst • 1997-40939

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the
2 day of December, 1997.

John William Bryant (L.S.)
JOHN WILLIAM BRYANT, a married man

Janette T Bryant (L.S.)
JEANETTE T. BRYANT, a married woman

STATE OF ALABAMA
Talladega COUNTY*

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JOHN WILLIAM BRYANT, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2 day of December, 1997.

B. Greg Wood
Notary Public

STATE OF ALABAMA
Talladega COUNTY*

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JEANETTE T. BRYANT, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2 day of December, 1997.

B. Greg Wood
Notary Public

This instrument prepared by
B. Greg Wood
WOOD & HOLLINGSWORTH
123 Sixth Avenue, SW
Childersburg, Alabama 35044

Grantees Address:

✓ Post Office Box 369
Harpersville, Alabama 35078

Inst # 1997-40939

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