



**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Dawn L. Borden

(Address) 4317 Main Street, Pinson, Al, 35126

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) 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,

Raymond Henry Dunbar

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

Joyce Dunbar Edmonds, a married woman

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

Shelby County, Alabama, to-wit:

"Attached Legal" Parcel I & II

This conveyance is made subject to all easements, restrictions, liens, encumbrances, right of way, setbacks, and all agreements of record, and all matters that would be disclosed by an accurate survey and inspection of the premises. No title search was done at this time.

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 4th

day of June, 19 99

(SEAL)

Raymond Henry Dunbar (SEAL)  
Raymond Henry Dunbar

(SEAL)

Inst # 1999-30449

(SEAL)

(SEAL)

10:45 AM CERTIFIED  
NOTARY PUBLIC

(SEAL)

STATE OF Alabama

Jefferson COUNTY }

I, Dawn L. Borden

in said State, hereby certify that Raymond Henry Dunbar

whose name(s) 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, is executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 4th day of June A D 1999

Dawn L. Borden  
Notary Public

Commission Expires 2-5-2001

PARCEL I

A part of the NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  and part of the NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 26, Township 18 South, Range 1 East, more particularly described as follows. Begin at the SE corner of the NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of said Section 36, Township 18 South, Range 1 East, and run West along South line of said  $1/4 - 1/4$  section a distance of 21.3 feet; thence turn 74 degrees 05 minutes right and run 35.13 feet; thence turn 55 degrees 59 minutes left and run 21.25 feet; thence turn 101 degrees 07 minutes right and run 1021.5 feet to South side of Merry Hill Farm Road; thence turn an angle of 49 degrees right and run along the South side of Merry Hill Farm Road a distance of 452.87 feet to West right of way line of Shelby County Highway #55; thence run in a Southwesterly direction along the West right of way line of Shelby County Highway #55 to the South line of the NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 26, Township 18 South, Range 1 East; thence run in a Westerly direction along the South line of said  $1/4 - 1/4$  section a distance of 671.54 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II

A part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 26, Township 18 South, Range 1 East, more particularly described as follows. Begin at the NW corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 36, Township 18 South, Range 1 East, of the Huntsville Principle Meridian, and run Easterly along the North line of said  $1/4 - 1/4$  section a distance of 334.0 feet; thence turn 89 degrees 33 minutes to the right and run Southerly and parallel with the West line of said  $1/4 - 1/4$  section a distance of 1307.21 feet to an iron pin set at a fence, said fence being the agreed upon property line between Mr. A. C. Bronaugh and Mr. Porter Goodwin; thence turn 89 degrees 25 minutes to the right and run Westerly along said fence a distance of 334.0 feet, more or less, to the West line of said  $1/4 - 1/4$  section; thence turn 90 degrees 35 minutes to the right and run Northerly along the West line of said  $1/4 - 1/4$  section a distance of 1313.23 feet to the point of beginning. Situated in Shelby County, Alabama.

Inst # 1999-30449

07/21/1999-30449  
10:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 11.50