

(Name) Kenneth + Frank Edwards

(Address) P.O. Box 94
WILTON, AL 35187

This instrument was prepared by

(Name) Melford O. Cleveland

(Address) P.O. Box 250 WILTON, AL 35187

Form 1-6-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty seven Hundred Dollars (\$2,700.00)

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

Clyde Winslett, and wife, Sarah Winslett and
Wilson W. Carter, an unmarried widower
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Frank and Kenneth Edwards

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

PARCEL 1:

That certain lot or tract of land in Wilton, Shelby County, Alabama, bounded on the North by what is known as O. H. Bice lot, on the East by the Montevallo and Wilton Public Road, on the South by the lot known as the Mrs. Kuffner Lot and on the West by what is known as the Cherry lot.

LESS AND EXCEPT property as described in Inst. No. 1996-32102 recorded in Probate Office of Shelby County, Alabama.

PARCEL 11:

Commencing at a point 5.67 feet West of the SE corner of SE 1/4 of NE 1/4, Section 8, Township 24 North, Range 12 East; thence South 87 degrees 30 minutes West, 215.1 feet to an iron pin; thence North 33 degrees 15 minutes East, 50.0 feet to an iron pin; thence North 56 degrees 45 minutes West, 30.0 feet to an iron pin; thence North 33 degrees 15 minutes East, 513.67 feet to the point of beginning, an iron pin; thence continuing North 33 degrees 15 minutes East, 304.53 feet to an iron pin; thence South 46 degrees 45 minutes East, 27.6 feet to an iron pin; thence South 22 degrees 00 minutes West, 306.25 feet to an iron pin; thence North 56 degrees 45 minutes West, 91.7 feet to the point of beginning.

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD to the said grantees, 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, We have hereunto set OUR hands(s) and seal(s), this 13th day of December, 1999

Melford O. Cleveland (Seal)

Clyde Winslett (Seal)

Sarah Winslett (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Melford O. Cleveland, a Notary Public in and for said County, in said State, hereby certify that Clyde Winslett and wife Sarah Winslett whose names 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 13th day of December, A. D., 1999

Melford O. Cleveland
11/18/2022 State of Ala. at Large
My Commission Expires

Inst. # 1999-50231

Inst. # 1999-50231

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA]
...*Montgomery*.COUNTY]

I, ...*Melford O. Cleveland* Notary Public in and for said County, in said
State, hereby certify that ...*W. L. S. A. N. L. W. Carter*.....
whose name ...*LS*.. signed to the foregoing conveyance, and who ...*LS*.. known to me,
acknowledged before me on this date, that, being informed of the contents of the
conveyance ...*LS*..... executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ...*13* day of *December* D., 19..*99*

Melford O. Cleveland
Notary Public

State of Alabama
At. Large

My Commission expires
1/18/2001

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SHELBY COUNTY JUDGE OF PROBATE
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