

Send Tax Notice to:

Kathryn F. Brown
330 Woodward Way NW
Atlanta, GA 30305-4080

✓ This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW (File)
(Address) COLUMBIANA, ALABAMA 35051

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 grantors, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **William Webster Rayfield and wife, Dorothy Virginia Rayfield**, (herein referred to as grantors), do grant, bargain, sell and convey unto **Kathryn F. Brown**, (herein referred to as GRANTEE), all of my right, title and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the Northeast corner of the S 1/2 of the SW 1/4 of the SE 1/4, Section 34, Township 19 South, Range 2 East; thence run Southerly along the east boundary of said SW 1/4 of SE 1/4 for 3.60 feet to a point on an east-west fence post line; thence turn a deflection angle of 90 deg. 28' 49" to the right and run westerly along said fence post line for 1208.66 feet to a 3/4" capped pipe and to the east right-of-way line of County Highway 79; thence turn a deflection angle of 60 deg. 25' 16" to the right and run along said right-of-way line of said County Highway 79 for 6.32 feet to the point of intersection with the north boundary of the S 1/2 of the SW 1/4 of the SE 1/4 of said Section 34; thence turn a deflection angle of 119 deg. 40' 06" to the right and run easterly along said north boundary of said S 1/2 of the SW 1/4 of the SE 1/4 for 1211.75 feet to the point of beginning. Said parcel is lying in the S 1/2 of the SW 1/4 of the SE 1/4, Section 34, Township 19 South, Range 2 East, and contains 0.13 acres. The right-of-way along County Highway 79 in this area is prescriptive use. It is the intent that the description above convey to the right-of-way line of County Highway 79. According to survey dated March 15, 1999, of John Gary Ray, P.E. & L.S. 12295.

The purpose of this deed is to resolve a boundary conflict with the grantee.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26 day of July, 2002.

William Webster Rayfield
William Webster Rayfield

Dorothy Virginia Rayfield
Dorothy Virginia Rayfield

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Webster Rayfield and wife, Dorothy Virginia Rayfield**, 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 26 day of July, 2002.

Laurie Grasher
Notary Public