

This instrument was prepared by

(Name) W. L. Longshore, Jr.

(Address) 423 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

~~XXXXXXXXXXXXXXXXXXXX~~
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:



19710401000012330 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/01/1971 12:00:00 AM FILED/CERT

That in consideration of Two Thousand Two Hundred Fifty Dollars, (\$2,250.00) and the execution of a purchase money mortgage of even date herewith

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

Katherine Jeanette George, (also known as K. J. George),
a widow

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

William L. Longshore, Jr. and Richard H. Vigneulle

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

The W $\frac{1}{2}$ of NW $\frac{1}{4}$ Section 19, Township 19 South, Range 2 East, EXCEPT that portion sold to James O. Bonner, Jr. and wife, Annie Mae Bonner as described in Deed Book 173, on Page 83, in Probate Office.

Also all that part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 19, Township 19 South, Range 2 East, that lies North of Florida Short Route Highway right of way EXCEPT that portion sold to James O. Bonner, Jr. and wife, Annie Mae Bonner as described in Deed Book 173, on Page 83, and also EXCEPT that portion sold to William Travis Hicks and wife, Rose Lucille Hicks as described in Deed Book 180, on Page 402.

All of the above property containing approximately 69 acres more or less.

- Subject to:
1. 1971 taxes
 2. Rights of way for public road as shown in Deed Book 95, Page 424, Deed Book 95, Page 537, and Deed Book 104, Page 449 in the Probate Office of Shelby County, Alabama.
 3. Mineral and mining rights as shown in Deed Book 134, Page 561, Probate Office of Shelby County, Alabama.
 4. Easement to Alabama Power Company as shown in Deed Book 138, Page 438, in the Probate Office of Shelby County, Alabama.
 5. 50' right of way to Colonial Pipe Line Company as shown in Deed Book 220, Page 822 in the Probate Office of Shelby County, Alabama.

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 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, I have hereunto set my hands and seal, this 9th day of March, 1971.

James W. Bennell (Seal)
Alberta G. Battell (Seal)
(Seal)

Katherine Jeanette George (Seal)
(also known as K. J. George, (Seal)
a widow)
(Seal)

STATE OF FLORIDA

~~XXXXXXXXXXXXXXXXXXXX~~
HILLS COUNTY

General Acknowledgment

I, James W. Bennell, a Notary Public in and for said County, in said State, hereby certify that Katherine Jeanette George, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of MARCH, A. D. 1971.

Notary Public, State of Florida at Large
My Commission Expires APRIL 21, 1974

Notary Public.