

This instrument prepared by
(Name) W. A. Jenkins, Jr.

(Address) 302 Frank Nelson Bldg. Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE and no/100 ----- DOLLARS and other good and valuable considerations

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

Howard H. Brown and wife, Ramona G. Brown

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

Clara Mae Funderburke

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

Part of Southeast quarter of Southeast quarter, Section 31, Township 18 South, Range 1 West more particularly described as follows:

BEGIN at the southwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West and run east along the south line of the said $\frac{1}{4}$ section for a distance of 120 feet; thence north and parallel to the west line of said $\frac{1}{4}$ section for a distance of 200 feet; thence west and parallel to the south line of said $\frac{1}{4}$ section for a distance of 120 feet to the west line of said $\frac{1}{4}$ section; thence south along the west line of said $\frac{1}{4}$ section for a distance of 200 feet to the point of beginning.

Except mineral and mining rights.

With a 15-foot easement for a driveway from Highway 280 south to north-west corner of property herein conveyed.

19740524000025420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/24/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
U.C.C. FILE NUMBER ON
REC. BK. & PAGE AS SHOWN ABOVE
1974 MAY 24 AM 1:51
13TH

BOOK 287 PAGE 73

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, we have hereunto set our hands(s) and seal(s), this 13TH day of May, 1974.

(Seal)

(Seal)

(Seal)

Howard H. Brown (Seal)
Ramona G. Brown (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard H. Brown and wife, Romona G. Brown whose name 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 May, A.D., 1974.

[Signature]
Notary Public.