

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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 DOLLAR 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,

John T. Shelton

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

Beverly Simmons Shelton

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

Lot Numbered 10, according to Capps Subdivision of Calera, Alabama, and being a part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 22, Range 2 West, as shown by survey and map of record in Map Book 3, on page 155, in the Office of the Judge of Probate of Shelby County, Alabama.

Grantee Beverly Simmons Shelton assumes and agrees to pay as the same becomes due that mortgage to First Federal Savings & Loan Association of Birmingham, Alabama, and mortgage to Merchants & Planters Bank, Montevallo, Alabama, on the above described property.

19741021000051640 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/21/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 OCT 21 PM 2:51
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CORRESPONDING
JUDGE OF PROBATE

BOOK 289 PAGE 297

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(s) and seal(s), this 25th day of September, 1974.

John T. Shelton (Seal)

THE STATE OF TEXAS

County of TAYLOR

BEFORE ME the undersigned authority

of the County of Taylor Texas, on this day personally appeared John T. Shelton

known to me (or proved to me on the oath of) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE This 25th day of September A. D. 1974

Notary Public, Taylor County, Texas