

This instrument was prepared by

(Name) William E. Swatek, Attorney

(Address) P. O. Box 825, Alabaster, Alabama, 35007

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 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 B. Clowdus and Nancy Carol Clowdus, husband and wife,

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

Howard B. Clowdus

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

Lots 11 and 12 in Block D, according to the plat of Wilmont Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3 at Page 124.

Subject to easements and rights of way of record, and subject also to building setback line and restrictions of record.

BOOK 290 PAGE 583

19750203000005420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/03/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB -3 AM 11:22
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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, we have hereunto set our hands(s) and seal(s), this 31st day of January, 1975.

(Seal)

(Seal)

(Seal)

Howard B. Clowdus (Seal)

Nancy Carol Clowdus (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard B. Clowdus and Nancy Carol Clowdus, husband and wife, whose name s 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 31st day of January, A. D., 1975.

Marion C. Shelley
Notary Public.