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This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19781020000141430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/20/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY }
COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND NO/100 (\$10.00) and love and consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Nathan W. Averett, Sr. and wife, Iona Averett

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John D. Averett, Nathan W. Averett, Jr. and Billie Sue Jones

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

A part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, more particularly described as follows:
Beginning at the point where the West line of Thompson Street intersects the North line of Carter's Lane and run thence in a Northerly direction along West line of Thompson Street a distance of 200 feet, more or less, to Northeast corner of B. Z. Cooper lot for a point of beginning; from said point of beginning continue in a Northerly direction along West side of Thompson Street a distance of 104 feet to the South line of R. F. Ray lot; thence in a Westerly direction along the South line of R. F. Ray lot a distance of 355 feet; thence in a Southerly direction a distance of 104 feet to North line of lot formerly belonging to W. W. Carter (now Trustees of Columbiana Methodist Church); thence in an Easterly direction along North line of Church lot and B. Z. Cooper lot a distance of 355 feet, more or less, to point of beginning.

Subject to easements and rights of way of record.

The Grantor herein, Nathan W. Averett, Sr., reserves for himself a life estate in said described property.

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 19th day of October, 1978

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1978 OCT 19 PM 1:25
JUDGE OF PROBATE

Nathan W. Averett, Sr. (Seal)
Iona Averett (Seal)

STATE OF ALABAMA }
Shelby COUNTY }
Deed .50
Rec. 2.00
Sub. 1.00
3.50

I, the undersigned hereby certify that Nathan W. Averett, Sr. and wife, Iona Averett, 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 19th day of October, A. D., 1978

Nathan W. Averett Sr.
Q. o. r. 375
General Acknowledgment
Notary Public in and for said County, in said State,
y Public.

BOOK 315 PAGE 703