

530

This instrument was prepared by Harrison, Conwill & Harrison,
Attorneys at Law, P. O. Box 557,
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Fifteen Thousand and no/100-----Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, C. O. Foster and wife, Sadie E. Foster (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CAROLYN P. COMBS (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 5, Township 22 South, Range 1 East, lying West of Montgomery Highway.
Less and EXCEPT parcels of land heretofore sold by the Grantors; said parcels being more particularly described in the following deeds recorded in the Probate Office of Shelby County, Alabama:

Deed to Bernard Webb and Bernice Webb dated March 11, 1961, recorded in Deed Book 216, Page 178;
Deed to Lewis Mack Foster and Flora B. Foster, dated February 13, 1961, recorded in Deed Book 214, Page 78;
Deed to Carl Hoffman and Claudine F. Hoffman, dated September 28, 1963, recorded in Deed Book 227, Page 333;
Deed to J. D. Lewis and Lois M. Lewis, dated January, 1963, recorded in Deed Book 225, Page 538;
Deed to Thelman C. Foster and Marzell Foster, dated September 28, 1963, recorded in Deed Book 227, Page 334;
Deed to Lois M. Lewis, dated January 19, 1963, recorded in Deed Book 225, Page 539;
Deed to Leo Foster and Mary E. Foster, dated February 2, 1960, recorded in Deed Book 207, Page 359;
Deed to Wales Mooney and Louise Mooney, dated April 1, 1967, recorded in Deed Book 247, Page 482;
Deed to Alvin A. Smith and Dorothy Smith, dated February 17, 1970, recorded in Deed Book 261, Page 293;
Deed to Mary F. Rowe and James W. Rowe, dated August 22, 1973, recorded in Deed Book 283, Page 23;
Deed to Frank Pesnell and Mardee Pesnell, dated May 9, 1977, recorded in Deed Book 305, Page 355;
Deed to Douglas D. Erwin and Linda Ruth Erwin, dated May 9, 1977, recorded in Deed Book 309, Page 198.
Deed to Helen Foster Lewis and Jerry D. Lewis, dated May 12, 1977, recorded in Deed Book 305, Page 367.
Subject to easement and right-of-way granted in deed dated September 25, 1963, recorded in Deed Book 227, Page 333 in said Probate Office.
ALSO, deed dated September 25, 1963, recorded in Deed Book 227, Page 334.
Subject to easement and right-of-way granted in deed dated February 17, 1970, recorded in Deed Book 261, Page 293, all in the Probate Office of Shelby County, Alabama.



19781214000166360 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/14/1978 12:00:00AM FILED/CERT

Kracke & Caddis

316 DEC 8 1978

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of November, 1978.

C. O. Foster (Seal)

Sadie E. Foster (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. O. Foster and wife, Sadie E. Foster, 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 11th day of November, 1978.

My Commission Expires 12-7-80 [Signature]
Notary Public

19781214000166360 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/14/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

NOV 14 11:15

[Signature]
JUDGE OF PROBATE

Rec. 3.00 See decal 316-809
Ind. 1.00
4.00