

1643

1865

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of the conveyance contemporaneously herewith by CLYDE WALTON of certain real property situated in SHELBY COUNTY, ALABAMA to the undersigned grantor, HUGH LINDER, the receipt of which conveyance is hereby acknowledged, we, the said grantors, HUGH LINDER, and wife, ELEANOR S. LINDER, do grant, bargain, sell and convey unto the said CLYDE WALTON the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

W $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 12, except 6 acres in the Northeast corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ heretofore conveyed to Carl Whitfield by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 213, Page 673; W $\frac{1}{2}$ of NE $\frac{1}{4}$; N $\frac{1}{2}$ of SE $\frac{1}{4}$; E $\frac{1}{2}$ of SW $\frac{1}{4}$; E $\frac{1}{2}$ of NW $\frac{1}{4}$; SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and that part of the W $\frac{1}{2}$ of SW $\frac{1}{4}$ lying East of the East right of way line of the Leeds-Sterrett Highway, Section 13;

Also that portion of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14 lying East of the East right of way line of the Leeds-Sterrett Highway now known as Alabama Highway 25;

All of said lands being situated in Township 18 South, Range 1 East.

ALSO the W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 18, Township 18 South, Range 2 East.

ALL of the above lands containing 554 acres, more or less, and being known as the Bear Creek Farm of grantor.

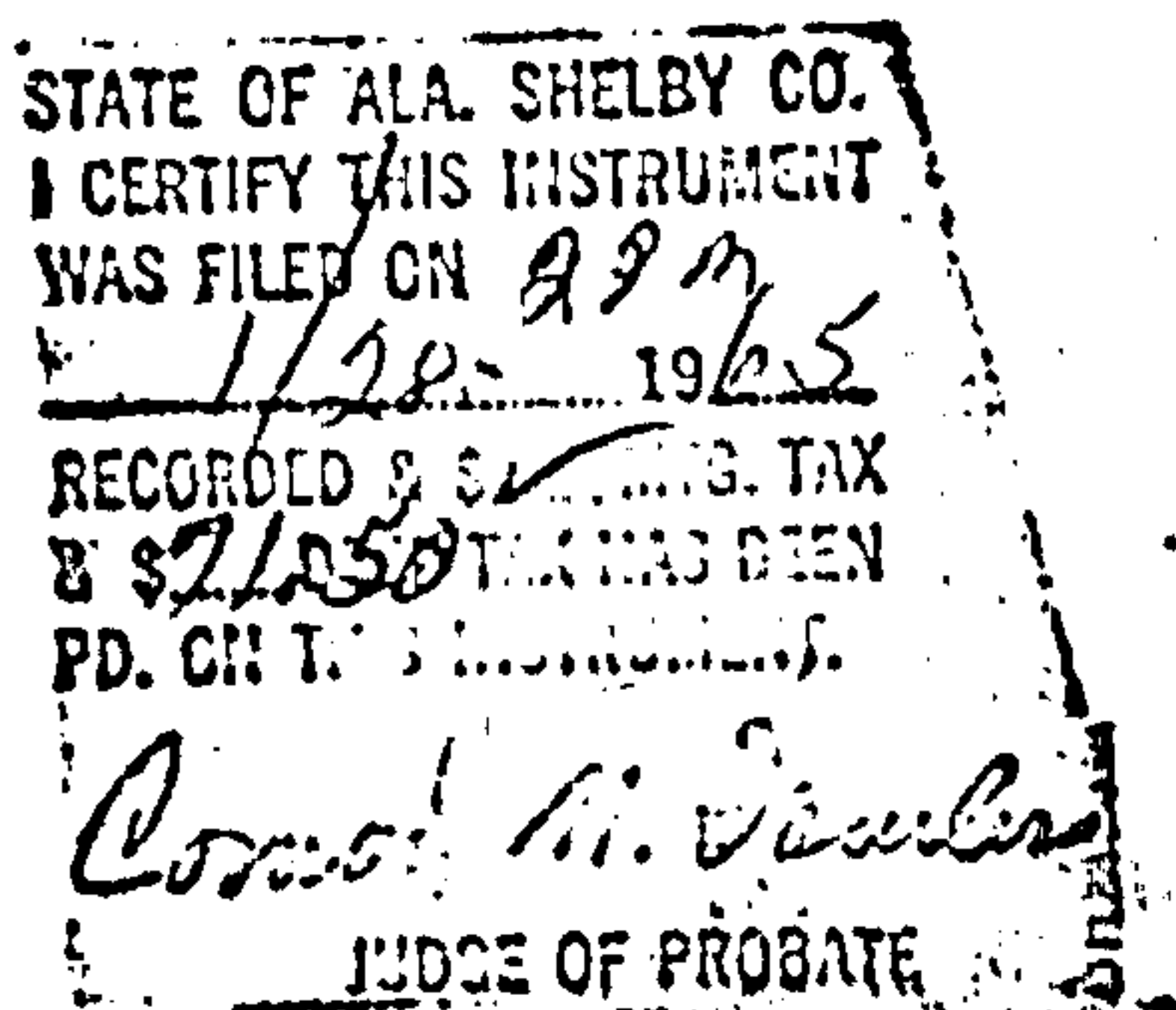
TO HAVE AND TO HOLD to the said CLYDE WALTON, her heirs and assigns, forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said CLYDE WALTON, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except easements to Alabama Power Company recorded

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in the Probate Office of said County in Deed Book 82, Pages 331 and 405, and Probate Minutes 9, Pages 42 and 68, and right of way for railroad as now located and lien of ad valorem taxes for the tax year ending September 30, 1965; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said CLYDE WALTON, her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26 day of January, 1965.



Hugh Linder (SEAL)
HUGH LINDER

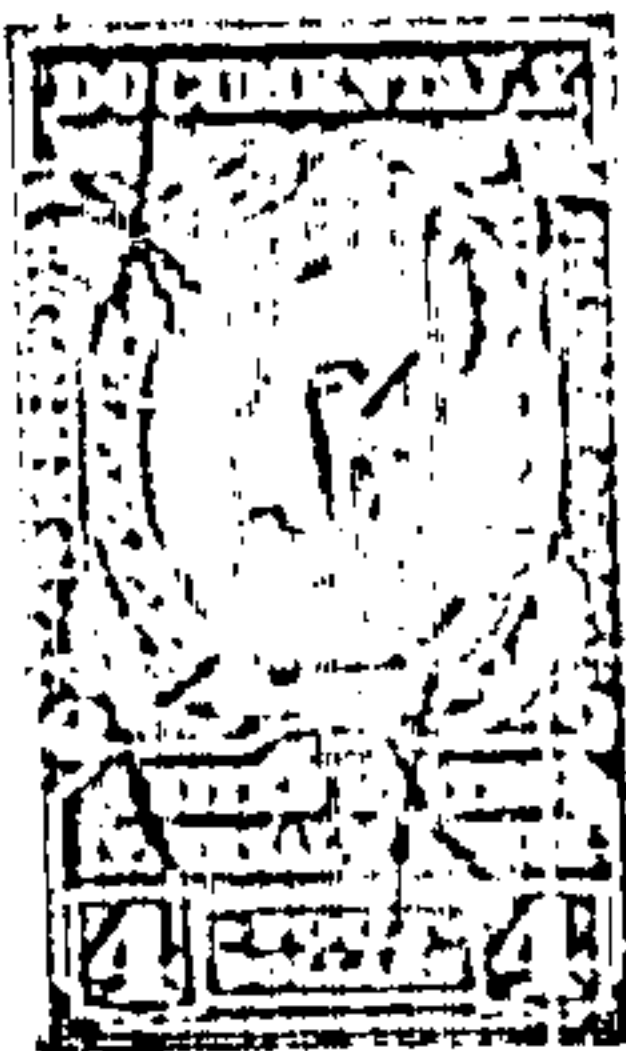
Eleanor S. Linder (SEAL)
ELEANOR S. LINDER

STATE OF ALABAMA
COUNTY OF Shelby

I, Conrad M. Fowler, a Notary Public in and for said County in said State, hereby certify that HUGH LINDER and wife, ELEANOR S. LINDER, 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 26 day of January, 1965.

Conrad M. Fowler
Notary Public



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