

This instrument was prepared by

(Name).....WALLACE and ELLIS, Attorneys

(Address).....Columbiana, Alabama

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 THREE HUNDRED AND 00/100 DOLLARS and other good and valuable considerations in hand paid

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

L. H. Ellis and wife, Bertha Ellis

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

Frank C. Ellis, Sr.

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

Begin at the intersection of the East margin of Line Street with the South line or Margin of Kingdom Road, thence run North 68 deg. East 185 feet to a point; thence continue in the same direction along the South margin of said Kingdom Road a distance of 125 feet to the point of beginning of the tract herein conveyed; thence continue in the same direction along the South margin of said Kingdom Road a distance of 30 feet to a point; thence turn to the right and run South 12 deg. East parallel with the Eastern boundary of the lot presently owned by Grantee a distance of 130 feet to a point; thence turn to the right and run in a Southwesterly direction parallel with the Southern boundary of lot presently owned by Grantee and parallel with the South line of said Kingdom Road a distance of 155 feet to a point; thence turn to the right and run in a Northerly direction parallel with the Eastern boundary of said Line Street a distance of 30 feet, more or less, to the Southwest corner of lot presently owned by Grantee; thence turn to the right and run in a Northeasterly direction along the Southern boundary of lot presently owned by Grantee and parallel with the Southern margin of said Kingdom Road a distance of 125 feet to a point which is the Southeast corner of said Grantee's present lot; thence turn to the left and run in a Northerly direction along the Eastern boundary of said Grantee's present lot a distance of 100 feet, more or less, to point of beginning, situated in the NE¹/₄ of NW¹/₄ of Section 25, Township 21, Range 1 West.

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 Shelby Co. hereunto set our hands(s) and seal(s), this 20 day of January

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
1-21-67

RECORDED & 5 MTG TAX (Seal)
\$1.50 TAX HAS (Seal)
PD. ON THIS INSTRUMENT (Seal)
Conrad M. Jambler (Seal)
JUDGE OF PROBATE

L. H. Ellis

(Seal)

Bertha Ellis

(Seal)

(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 L. H. Ellis and wife, Bertha Ellis 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 20 day of January, A. D., 19 67

Frank Ellis, Jr.

Notary Public.