

This instrument was prepared by

(Name) *Wallace & Ellis, Attorneys*

(Address) *Columbiana, Alabama*

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

2830

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of *One Dollar and other good and valuable consideration*

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

Fred Glasscock and wife, Louise Glasscock

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

Everett W. Snell

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the NE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 14, Township 21, Range 3 West and run South 15 ft. to the South line of Maylene Public Road; thence West along same 60 ft. to the Westerly right of way line of Siluria-Montevallo Hwy.; thence along said right of way line South 22 deg. 30' West 325 ft. to the eastmost corner of Lot 5 according to a map of certain lands of W. M. Maxwell subdivision being in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Sec. 14; thence North 67 deg. 30' West along the North line of said Lot 5 and across an unnamed alley 165 ft. to the Southmost corner of Lot 13 in said subdivision to the point of beginning; thence North 22 deg. 30' East 50 ft. to the South line of an alley; thence North 67 deg. 30' West 150 ft. to the Easterly line of an unnamed street; thence along said street run South 22 deg. West 50 ft.; thence South 67 deg. 30' East 150 ft. to the point of beginning.

Also there is conveyed herein all our right, title and interest in and to that certain 15 foot abandoned alley lying North of the lot hereinabove described.

Also commencing at the NE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 14, Township 21, Range 3 West and run South 15 ft. to the South line of Maylene Public Road; thence East along same 60 ft. to the Westerly right of way line of Siluria-Montevallo paved Hwy.; thence along said right of way line South 22 deg. 30' West 275 ft. to the Northeast corner of Lot 6 according to a map of certain lands of W. J. Maxwell subdivision being in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Sec. 14; thence North 67 deg. 30' West along the North line of said Lot 6 and across an unnamed alley 165 ft. to the NE corner of Lot 13 in said subdivision; thence North 22 deg. 30' East 15 ft. to the point of beginning; thence continue in the same direction 25 ft.; thence North 67 deg. 30' West 150 feet to the Easterly line of an unnamed street; thence South, 22 deg. 30' East along said street 25 ft.; thence 67 deg. 30' East 150 ft. to the point of beginning.

As a part of the consideration hereof, grantee assumes and agrees to pay as the same shall become due the unpaid balance of the mortgaged indebtedness evidenced by mortgage from grantors herein to Modern Homes recorded in Probate Office of Shelby County, Alabama in Mortgage Book 303, page 61 which was assigned to First National Bank of Atlanta, as Trustee in Deed Book 245, page 374, upon which mortgage parties hereto agree there is an unpaid balance of \$10,098.72.

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 GRANTEE(S), 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 GRANTEE(S), 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

day of *February*, 19 *67*.

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, ON THE 13TH DAY OF FEBRUARY, 1967, MARSHAL, REC'D. IN THE U.C.C. FILE NUMBER OR PAGE AS SHOWN AND INDEXED. (Seal)

Fred Glasscock (Seal)

Louise Glasscock (Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, *the undersigned*, a Notary Public in and for said County, in said State, hereby certify that *Fred Glasscock and wife, Louise Glasscock*, 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 *13* day of *February*, A. D. 19 *67*.

Tom Rulon

Notary Public

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