

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Hundred Fifty and no/100-----Dollars

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

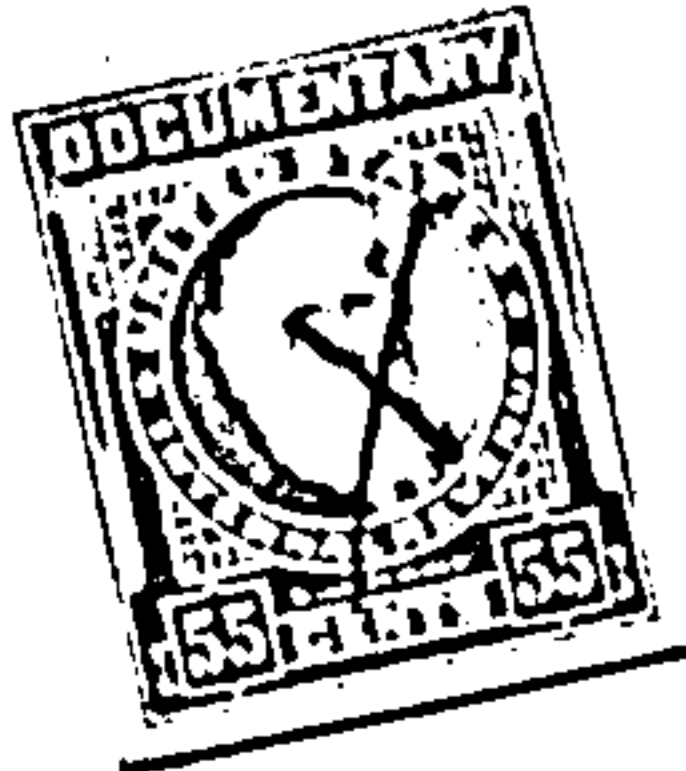
J. L. Fancher, an unmarried man

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

Sam Klotzman and Harry Klotzman

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

A lot in the town of Montevallo, Alabama, being in Fractional E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 4, Township 24 North, Range 12 East, said lot being bounded on west by Montevallo-Selma road and on east by east line of Section 4, Township 24 North, Range 12 East, and on north by lot formerly belonging to Henry Wells and on south by lot formerly belonging to Harriett Allen. The southeast corner of said lot is 190 feet north of a point where the east line of Fractional E $\frac{1}{2}$  of NE $\frac{1}{4}$  of said Section 4 crosses the north right of way line of the Southern Railroad. There is excepted herefrom a lot heretofore sold to Jimmie Fisher on June 28, 1946, as shown by deed recorded in Deed Book 125 page 105 in the Probate Office of Shelby County, Alabama. Frac. E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 4, Township 24 North, Range 12 East, whether correctly described hereinabove or not.



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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th

day of January, 1967

STATE OF ALA. SHELBY CO. I CERTIFY THAT INSTRUMENT WAS FILED

1967 APR 11 PM 1:50

U.C.O. FILE NUMBER REC. BK. & PAGE AS SHOWN A

JUDGE OF PE

(SEAL)

J. L. Fancher

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

COUNTRY OF AUSTRALIA

STATE OF

COXNXX

General Acknowledgment

I, B. J. Balli

in said State, hereby certify that

J. L. Fancher, an unmarried

Victorian

Justice of Peace

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, A.D. 1967

(SEAL)

My Commission Expires:

B. J. Balli

Notary Public

Justice of Peace

North Alabama