

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 Ten and 00/100 Dollars

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

Homer J. Walton and wife, Zera Walton

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

James R. Fulton

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

Commence at the Southeast corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 23, Township 21 South, Range 1 West; thence North 28 deg. 16' West a distance of 273.65 feet to a point; thence turn an angle of 65 deg. 57' to the left and run South 85 deg. 47' West a distance of 79.98 feet to the point of beginning of the parcel of land herein described; thence continue South 85 deg. 47' West a distance of 220.97 feet to a point; thence turn an angle of 91 deg. 53' to the right and run North 2 deg. 20' West a distance of 164.13 feet to a point; thence turn an angle of 88 deg. 23' to the right and run North 86 deg. 03' East a distance of 200.30 feet to a point; thence turn an angle of 84 deg. 37' to the right and run South 9 deg. 20' East a distance of 167.64 feet to the point of beginning.

Said parcel of land is lying in the City of Columbiana, and is located in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 23, Township 21 South, Range 1 West, and contains 0.80 of an acre, more or less.

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 GRANTEEES, 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 GRANTEEES, 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 7 day of July Aug., 19 67.

(Seal)

(Seal)

(Seal)

Homer J. Walton
Zera Walton

(Seal)

(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 Homer J. Walton and wife, Zera Walton 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 7 day of July August, A. D., 19 67.

Justice of Peace

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Tax \$5.00
67 AUG 10 PM 2:06
H.C.C. FILE NUMBER OR
PAGE AS SHOWN ABOVE

BOOK 249 PAGE 470