

This instrument was prepared by

(Name)

(Address)

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 ONE DOLLARS (\$1.00) AND LOVE AND AFFECTION

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

Luther Fowler, and wife, Elsie Fowler

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

Jane Carter and Conrad M. Fowler, Sr.

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

A house and lot in the Town of Columbiana, Alabama, more particularly described as follows: Lots 3 and 4 of Block C of College Park Addition to the Town of Columbiana, Alabama, said property being further described by courses and distances as follows: Commencing at the NW corner of the SW-1/4 of NW-1/4 of Section 25, Township 21 South, Range 1 West and run South 3 deg. 0' East along the West boundary of said Section 264 feet to the back line of the North sidewalk of East College Street; continue thence in the same direction along said section line 471.4 feet to the back line of curb and South side of Mildred Street; run thence North 69 deg. East along said line 604 feet; run thence North 70 deg. 4' East 360 feet; run thence North 72 deg. 40' East 52 feet; run thence North 75 deg. 30' East 482 feet; turn thence an angle of 90 degrees to the right and run 10 feet for point of beginning of lot herein described; run thence South 14 deg. 30' East along the East side of E.E. Walton's lot 150 feet; run thence North 75 deg. 30' East 100 feet to the West side of Washington Street; run thence North 14 deg. 30' West 150 feet; run thence South 75 deg. 30' West 100 feet to point of beginning, situated in Shelby County, Alabama.

Begin at the NE corner of Sec. 26, Twp. 21, South, Range 1 West, thence run South along Section line 264 feet to a point at back of sidewalk on North side of East college Street, being the front corner between the W.S. Lokey and Frank Morris Lots; thence South 61 deg. 30' West, 269 ft. to a point; thence South 86 deg. 30' West, 224.15 ft. to a point on the West line of Main Street and three (3) ft. South of the North line of West College Street 143.50 feet to the East line of Imperial Spreads building; thence 80.7 feet North along Imperial Spreads East building line to the South face of Shelby County Reporter building's South wall, said wall being a party wall, for the point of beginning; Thence West 83 feet to the East side of a 10-foot alley; thence North 28 feet along the East side of said alley; thence East along the face of the Reporter building's North wall, which is a party wall with the Gordon & White building, 83 feet; thence South 28 feet to the point of beginning.

This conveyance is subject to a life estate which is hereby excepted herefrom and reserved to each of the undersigned grantors.

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 have hereunto set our hands(s) and seal(s), this 17

day of January, 1968.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Jack T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Luther Fowler and Elsie Fowler 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of Jan.

Notary Public