

This instrument was prepared by

(Name) James O. Spencer, Jr.

(Address) 308 Jackson Bldg., Birmingham, 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 Twenty Thousand and no/100 (\$20,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Gayle Cardwell Spencer and James O. Spencer, Jr.

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

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

Lots 1 and 2 and 18feet 11 inches off the southside of Lot 3 in Block 1 according to the Nickerson-Scott survey being a subdivision of a part of the E½ of the SE½ of Section 35 and a part of the NW½ of the SW½ of Section 36, Township 20, Range 3 West, as recorded in Map Book 3, on Page 34 in the Probate Office of Shelby County, Alabama, except the highway right of way and right of way granted to the Alabama Power Company to construct, operate and maintain powerlines across said property.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1968 JUN 29 AM 8:25  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Doris J. Stearns  
JUDGE OF PROBATE

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 26th day of January, 1968.

(Seal)

Gayle Cardwell Spencer  
Gayle Cardwell Spencer (Seal)

(Seal)

James O. Spencer, Jr. (Seal)

(Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, Jerry A. Stearns, a Notary Public in and for said County, in said State, hereby certify that Gayle Cardwell Spencer and James O. Spencer, Jr., 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of January, A. D., 1968

Jerry A. Stearns  
Notary Public.

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PL