

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR and other 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, James Delbert Brand, also known as Delbert Brand and wife, Mavis Brand

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

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

Begin at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 22, Township 22, Range 3 West, run North along the West line 406.10 feet to the South right-of-way of the railroad; thence turn an angle of 53 degrees 50 minutes to the right along the right-of-way 44.00 feet to the point of beginning, continue on same line 100 feet; thence turn an angle of 8 degrees 53 minutes to the right along said right-of-way 110 feet; thence turn an angle of 81 degrees 07 minutes to the right 210 feet; thence turn an angle of 94 degrees to the right 210 feet; thence turn an angle of 86 degrees to the right 210 feet to the point of beginning.

The grantee hereby assumes and agrees to pay that certain mortgage to Jim Walter Corporation, recorded in Mortgage Book 280, Page 194, in the Office of the Judge of Probate of Shelby County, Alabama.

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 2nd day of March, 1968.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 MAR 15 PM 2:06
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

(SEAL) Delbert Brand (SEAL)

(SEAL) Mavis Brand (SEAL)

(SEAL) (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that James Delbert Brand and wife, Mavis Brand

whose name(s) all signed to the foregoing conveyance, and who all 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 2nd day of March, A.D. 1968.

James H. Mullins
Notary Public
State of Large

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