

This instrument was prepared by

(Name) Wallace & 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 NINE HUNDRED DOLLARS & further consideration shown below

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

Sara Cross, an unmarried woman

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

Wayne T. Holt

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

Commencing at the NW corner of NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 23, Township 19, Range 2 West, run thence North 89 deg. 20' East a distance of 67.5 feet to an iron stob; the point of beginning of the tract herein conveyed; run thence North 89 deg. 20' East a distance of 454.7 feet to an iron stob; run thence South 38 deg. 20' West 782.5 feet to an iron stob; thence South 51 deg. 40' East 1290.4 feet to an iron stob; thence South 10 deg. 10' East a distance of 134.5 feet to an iron stob; run thence South 89 deg. 20' West 808.7 feet to an iron stob; run thence North 25' West along center of a 30 foot roadway a distance of 234.6 feet to an iron stob; run thence South 89 deg. 20' West along center line of a 30 foot roadway a distance of 210 feet to an iron stob; thence North 2 deg. 30' West along center line of a 30 foot roadway a distance of 1233.2 feet to an iron stob; run thence North 36 deg. East along center line of a 30 foot roadway a distance of 108 feet to point of beginning, containing 14.6 acres and being part of E $\frac{1}{2}$  of NW $\frac{1}{4}$  of Sec. 23, Township 19, Range 2 West.

Also, the following tract, to-wit: Beginning at the SE corner of NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Sec. 14, Township 19, Range 2 W; run thence North 2 deg. 30' West a distance of 1321 feet to an iron stob; run thence South 89 deg. 30' West a distance of 662 feet to iron stob; run thence South 2 deg. 30' East a distance of 1321 feet to an iron stob; run thence North 89 deg. 30' East 662 feet to point of beginning; containing 20 acres, more or less, and being in SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  and NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Sec. 14, Township 19, Range 2 West.

SUBJECT TO utility permits and rights of way for public roads of record.

As a part of the consideration hereof, grantee agrees to sell and deliver and does by these presents sell and deliver to grantor the following described automobile: One 1968 Chevelle (new) Malibu 2 door hardtop ID #136378A129048; and grantee covenants that he is the sole owner of said automobile and that there are no outstanding encumbrances of any kind on the same. It is agreed and understood that the delivery of said automobile is a conditional delivery conditioned on the fact that the land conveyed herein by grantor to grantee is free and clear of all mortgages or indebtednesses of any kind, and upon an examination of the records if it should be that there are encumbrances upon said real estate, the conveyance of said automobile shall be null and void.

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, I have hereunto set my hands(s) and seal(s), this 26th day of April, 1968.

STATE OF ALA. SHELBY CO.

NOTARY PUBLIC

INSTRUMENT WAS FILED

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CONFIDENTIAL

JUDGE OF PROBATE

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Sara Cross

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STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sara Cross whose name 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 she executed the same voluntarily on the day the same bears date.

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

Lance Brasher

Notary Public.