

This instrument was prepared by

(Name) Karl C. Harrison

(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 Thousand and no/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, Ross B. Mullins and wife, Murrel H. Mullins

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

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

Beginning at a point on the east side of North Main Street, which point is 185 1/2 feet north of the point of intersection of the north line of East College Street with the east line of Main Street, measured along the east line of said Main Street; run thence East and perpendicular to Main Street a distance of 212 feet, more or less, to the west line of the lot sold by Harry Gordon to N. T. Atchison and quit claimed by George M. Harn, et al to N. T. Atchison as shown by Deed Book 179 page 230 in Probate Office of Shelby County, Alabama; run thence north along the west line of said Atchison lot 25 feet; run thence west and perpendicular to said Main Street a distance of 212 feet, more or less, to the east margin of said Main Street; run thence south along the east margin of said Main Street a distance of 25 feet to the point of beginning.

There is excepted from this conveyance an easement or right of way 15 feet in width across the lot herein conveyed, in rear of building now situated on said lot, the west line of said right of way not to be more than 60 feet east from the east margin of Main Street.

There is excepted a 10-foot right of way across the east end of the above described lt.

It is also understood and agreed that the north and south walls of the building now situated on said lot shall be a party wall between the parties herein and adjoining land owners and each shall own an undivided interest in the same.

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 13th day of April May, 1968

(Seal)
(Seal)
(Seal)

Ross B. Mullins (Seal)
Murrel H. Mullins (Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Terry A. Stone, a Notary Public in and for said County, in said State, hereby certify that Ross B. Mullins and wife, Murrel H. Mullins 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of April May, A. D., 1968

Terry A. Stone
Notary Public.