

11507

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 One Thousand, Five Hundred and 00/100 Dollars plus the assumption of the hereinafter described mortgage.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
W. R. Fears and wife, Kathryn Fears

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
J. A. Searcy, a widower

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

One acre in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 24, Range 13 East, described as follows: Begin at the NE corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 2, Township 24, Range 13 East, and run West 363 feet to point of beginning; thence South 210 feet; thence West 210 feet; thence North 210 feet; thence East 210 feet to point of beginning.
Minerals and mining rights excepted.

As a part of the consideration for the execution of this deed the grantee assumes and agrees to pay as the same becomes due the mortgaged indebtedness in favor of Central State Bank on the above described property which said indebtedness is in the approximate amount of \$1,348.00. Grantors retain a vendor's lien against the above described property until such time as the said indebtedness to Central State Bank has been paid in full by grantees.

Until such time as the above indebtedness has been paid to Central State Bank by grantee said grantee shall keep the building on the above described property adequately insured against fire and other hazard with a loss payable clause in favor of Central State Bank.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
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Deed to
JUDGE OF PROBATE
C. J. Searcy

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 7 day of August SEP., 19 68.

(Seal)

(Seal)

(Seal)

W. R. Fears ✓ (Seal)
Kathryn Searcy ✓ (Seal)

(Seal)

826 STATE OF ALABAMA }
COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. R. Fears and wife, Kathryn Fears 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 they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of August SEP. A. D., 19 68

Frank Ellis
Notary Public.

BOOK 254