

This instrument was prepared by

(Name) W. A. JENKINS, JR., Attorney

(Address) 302 Frank Nelson Building, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY ~~COVINGTON~~

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO THOUSAND AND NO/100 (\$2,000.00) -----DOLLARS

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

M. M. ARGO and wife, Esther B. Argo

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

W. M. BOWEN

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

Part of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the Northeast corner thereof, thence West 500 feet to the point of beginning; thence $33^{\circ} 40'$ to the left 675 feet, more or less, to center line of Cahaba River, thence Northwesterly along said center line 446 feet to the North line of said forty, thence East to the point of beginning.

This conveyance is subject to the following:

1. Taxes for the year 1968.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Right of Way granted Alabama Power Company as recorded in Volume 2789, Page 69, and Volume 2789, Page 71.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 SEP 24 AM 8:31
U.C.C. FILE NUMBER 09
REC. BK. & PAGE AS SHOWN ABOVE
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 19th day of September, 1968.

(Seal)

(Seal)

(Seal)

M. M. Argo

M. M. Argo (Seal)
(M. M. ARGO)

(ESTHER B. ARGO) (Seal)

Esther B. Argo (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M. M. ARGO and wife, ESTHER B. ARGO 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 19th day of September, A. D., 1968.

Betty J. Calvert

My Commission Expires July 8, 1971

Notary Public.