

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.....FOUR HUNDRED AND NO/100 (\$400.00) DOLLARS.....

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

H. P. Seifert, a widower

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

Jeane Hilyer

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

Shelby

A parcel of land located in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 17, Township 19 South, Range 1 West, situated in Shelby County, Alabama, described as follows: Commence at the NW corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section and run South along West line of said Quarter-Quarter Section for a distance of 812 feet to a point; thence turn 90 deg. 20' left and run East along South boundary of Seifert Property for a distance of 73 feet to the point of Beginning of land surveyed for Fred Hilyer. From said point thus obtained continue South along same course for a distance of 300 feet to a point on the West boundary of 50' ^{road} right of way; thence turn 105 deg. 20' to the left and run Northwesterly along said right of way for a distance of 159.68 feet to a point; thence turn 74 deg. 40' to the left and run West and parallel to South boundary for a distance of 257.78 feet to a point; thence turn 90 deg. 00' to the left and run for a distance of 154.0 feet to the point of beginning. Said parcel of land contains 1 acre, more or less.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 MAR -3 11:10:31
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Comp. Hilyer
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, I..... have hereunto set..... my..... hands(s) and seal(s), this.....
day of 29 May, 1968.

(Seal)

(Seal)

(Seal)

H. P. Seifert
(H. P. Seifert)

STATE OF ALABAMA

.....SHELBY.....COUNTY}

General Acknowledgment

I, the undersigned....., a Notary Public in and for said County, in said State, hereby certify that..... H. P. Seifert..... 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 he..... executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of May, A. D., 1968.

Fred M. Strother
Notary Public.

BOOK 257 PAGE 017