

This instrument was prepared by

(Name)

(Address)

Form 11-27 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Sholby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration and the assumption of the unpaid balance on that certain mortgage heretofore executed to Jefferson Federal Savings and Loan Association.

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

Susie Brashier, a widow, Annie M. Russell and husband, James N. Russell

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

William R. Brashier

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

A part of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, more particularly described as follows: Commencing at the NE corner of Section 28, and run South 89 deg. 45 min. West along North line a distance of 650.9 feet to point of beginning of tract herein described; thence South 89 deg. 45 min. West a distance of 453 feet; thence run South 14 deg. 25 min. East a distance of 1320 feet to Cahaba Valley Road; thence along said road North 69 deg. East 445 feet; thence run in a Northwesterly direction to point of beginning, containing 12.4 acres more or less. EXCEPT Highway right of way. Also EXCEPTING tract sold to C. E. Walker and Rachel B. Walker as described in Deed Book 217 on page 380; Also EXCEPTING tract sold to Murphy Grimes and Ruth Grimes as described in Deed Book 220 on page 118; ALSO EXCEPTING tract sold to H. C. & Nora L. Reeves as described in Deed Book 199 on page 197.

STATE OF ALABAMA
COUNTY OF SHOLBY
REC'D & FILED
APR 25 1969
11:38
U.C. FILE
CONFIRMED

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 1st day of April, 1969.

Harold L. Crathley (Seal)

Edna Mae Crathley (Seal)

(Seal)

Susie Brashier (Seal)

Annie M. Russell (Seal)

James N. Russell (Seal)

STATE OF ALABAMA

Sholby

COUNTY

Estelle H. Morgan

hereby certify that Susie Brashier, a widow, Annie M. Russell and husband, James N. Russell whose names were signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 1st, 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 1st day of April, A. D., 1969.

General Acknowledgment

, a Notary Public in and for said County, in said State,

Estelle H. Morgan
Notary Public, State of

My Commission Expires December 10, 1972

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