

This instrument was prepared by

(Name) Louis Fleisher

(Address) 516 Brown Marx Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Thousand Six Hundred Eighty-One and 59/100 Dollars and the assumption by grantee of that certain mortgage hereinafter described,

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

Joe E. Snyder and wife, Linda Snyder,

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

Mellina Davis

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

In Section 12, Township 20 South, Range 1 West:

All that part of the NE 1/4 of SW 1/4 that lies South of Spring Branch and East of Pumpkin Swamp Road. The SE 1/4 of SW 1/4 EXCEPT the SE 1/4 of SE 1/4 of SW 1/4 and EXCEPT the tract sold to Margaret and Charles W. Startley as described in Deed Book 214 on page 675, in the Probate Office of Shelby County, Alabama, and EXCEPT the tract conveyed to C. L. Joyce as described in Deed Book 257 on page 379, in said Probate Office. Also excepting Highway right of way; in Section 12, Township 20 South, Range 1 West.

Also conveyed hereby is the following real estate:

In Section 13, Township 20 South, Range 1 West:

The NE 1/4 of NW 1/4, Section 13, Township 20 South, Range 1 West.

The above described property is conveyed subject to transmission line permits and public road rights of way.

Grantee herein assumes and agrees to pay according to its terms that certain mortgage made by grantors herein to Charles L. Joyce dated the 3 day of January, 1968, and recorded in Book 307, Page 806, in the Office of the Judge of Probate of Shelby County, Alabama, which grantors represent the full balance at the date of this deed to be \$25,475.00.

Subject to ad valorem taxes which are assumed by grantee.

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 21

day of June, 1969.

STATE OF ALA. SHELBY CO. CLERK
I CERTIFY THIS INSTRUMENT WAS FILED
1969 JUN 24 AM 9:21

U.C.C. FILE NUMBER OR
REC. BIC. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Joe E. Snyder
Joe E. Snyder
Linda Snyder
Linda Snyder

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe E. Snyder and wife, Linda Snyder 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 21 day of June, 1969.

Louis Fleisher
Notary Public

Notary Public