

This instrument was prepared by

(Name).....James H. Faulkner

(Address).....P. O. Box 5, Montevallo, Alabama 35115

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.....\$1.00 and other valuable consideration.....

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

Albert E. Russell, Jr.

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

Betty Davis Russell

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

Shelby

Commence at the Northeast corner of the S½ of SE½ of the NW¼ of Section 7, Township 24 North, Range 13 East; thence run South along east line of said ½ ½ Section a distance of 35.0 feet to the point of beginning; thence continue South along the East line of said ½ ½ Section a distance of 70.00 feet; thence at an angle of 89 deg. 36 min. to the right a distance of 149.76 feet to the East boundary of a County Highway (paved); thence at an angle of 67 deg. 45 min. to the right and along the East border of said highway a distance of 35.0 feet; thence at an angle of 99 deg. 18 min. to the right a distance of 167.77 feet to the point of beginning;

Also commence at the Northeast corner of the S½ of the SE½ of NW¼ of Section 7, Township 24 North, Range 13 East and run South along the East side of said ½ ½ Section a distance of 105.0 feet to point of beginning; thence continue South along the East line of said ½ ½ Section 140.0 feet; thence at an angle of 63 deg. 41 min. to the right a distance of 84.69 feet to the East boundary of a County Road (paved); thence at an angle of 93 deg. 40 min. to the right and along said Highway 191.34 feet; thence at an angle of 112 deg. 15 min. to the right a distance of 149.76 feet to point of beginning.

All being situated in S½ of SE½ of NW¼ of Section 7, Township 24 North, Range 13 East.

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,..... have hereunto set.....my.....hands(s) and seal(s), this.....10th.....

day of.....June....., 19.....69.....

BOOK 258 PAGE 572

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed TAX. 58
1969 JUL 10 PM 2:38
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cashed by Faulkner
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

x Albert E. Russell, Jr. (Seal)

(Seal)

(Seal)

General Acknowledgment

I, the Undersigned Authority....., a Notary Public in and for said County, in said State,
herby testify that.....Albert E. Russell, Jr. an unmarried man.....

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.....10th.....day of.....June.....A. D. 19.....69.....

James H. Faulkner
Notary Public.