

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 Eight Hundred and 00/100 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

William C. Shiflett

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

A parcel of land containing one acre more or less in the N $\frac{1}{2}$ of SW $\frac{1}{4}$, Section 17, Township 19, Range 1 West, described as follows: Begin at a stake and stones at NW corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 17; run thence South 2 deg. 30' East 122.3 feet to a stake for a *HP* point; run thence North 35 deg. 10' East 82.2 feet to boundary line of a strip 50 feet wide reserved for road; thence along such strip four lines viz., South 29 deg. 20' East 129.7 feet; thence South 46 deg. 50' East 151.7 feet; thence South 21 deg. 20' East 152.6 feet; thence South 15 deg. 20' East 404.1 feet; thence turn to the right and run South 87 deg. 10' West a distance of 300 feet to the point of beginning; thence turn to the right an angle of 90 deg. and run Northerly a distance of 210 feet to a point; thence turn to the left and run South 87 deg. 10' West a distance of 210 feet to a point; thence turn to the left an angle of 90 deg. and run Southerly a distance of 210 feet to a point; thence turn to the left and run a distance of 210 feet in an Easterly direction to the point of beginning.

Seller retains a vendors lien in the amount of \$400.00 to secure the balance due on the purchase price of the above described property. Said sum of \$400.00 to be paid, without interest, at the rate of \$50.00 per month commencing September 7, 1969.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
AUG 11 1969
1969 AUG -7 PM 3:27
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Office 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 7th day of August, 1969.

(Seal)

H.P. Seifert

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

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 7th day of August, A. D., 1969

Frank Ellis
Notary Public.

021
PAGE
BOOK 259