

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 SIXTEEN THOUSAND, EIGHT HUNDRED FORTY-TWO (\$16,842.00) DOLLARS and other good and valuable consideration hereinafter stated

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, J. C. Sargeant, Jr. and wife, Mary M. Sargeant

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

Dan L. Howard and C. D. Howard

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

Bibb and Shelby

Parcel A:

All of the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 18, Township 24, Range 12 East lying South of Highway #25; All of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 18, Township 24, Range 12 East lying South of Highway #25; All of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 18, Township 24, Range 12 East lying South of Highway #25; All of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 18, Township 24, Range 12 East, lying West of a community Road and the Southern Railway right of way. MINERAL AND MINING RIGHTS EXCEPTED.

All of the above lying in Section 18, Township 24, North, Range 12 East, Shelby County, Alabama.

Parcel B:

All of the W $\frac{1}{2}$ of NW $\frac{1}{4}$, Section 19, Township 24 N, Range 12 East lying North of Mahan Creek; All of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 13, Township 24 N, Range 11 East, lying South of Highway #25, EXCEPT the West 383 feet thereof; All of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 24, Township 24 N, Range 11 East, lying North of Mahan Creek, EXCEPT the West 383 feet thereof; situated in Bibb County, Alabama. MINERAL & MINING RIGHTS EXCEPTED.

SUBJECT TO THE FOLLOWING: (1) Title to minerals underlying caption lands with mining rights and privileges belonging thereto reserved by P.H.Fancher heirs & Johnnie C.Fancher; (2) Any rights of Shelby County, Alabama under right of way deeds recorded in Probate Office of Shelby County, Alabama in Deed Book 82, page 558; in Deed Book 74, page 96; in Deed Book 108, page 121; and under condemnation proceedings in Minute Book 14, page 195; (3) Any rights of Bibb County, Alabama under right of way deed recorded in the Probate Office of Bibb County, Alabama in Deed Book 36, page 145; (4) Any rights of Alabama Power Company under transmission line permits recorded in the Probate Office in Deed Book 99, page 85; in Deed Book 99, page 86; in Deed Book 127, page 329; in Deed Book 127, page 507; in Deed Book 133, page 583; in Deed Book 136, page 326.

As a part of the consideration hereof grantees assume and agree to pay as the same shall become due the unpaid balance on that certain mortgage to J. H. Edwards and Frances W. Edwards recorded in Mortgage Book 306, page 793 in the Probate Office of Shelby County, Alabama which grantors covenant to be \$30,236.00; and grantees shall execute a second mortgage to J. C. Sargeant, Jr. on the above described land in the amount of \$18,106.00.

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, day of October, 1969.

(Seal)

(Seal)

(Seal)

J. C. Sargeant, Jr.

(J. C. Sargeant, Jr.)

Mary M. Sargeant

(Mary M. Sargeant)

(Seal)

(Seal)

(Seal)

FLORIDA

STATE OF FLORIDA

COLLIER COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary M. Sargeant, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of October, A. D., 1969.

Notary Public, State of Florida at Large
My Commission Expires Mar. 25, 1971

Notary Public.

(see reverse side for additional acknowledgment)

RETURN TO:

Waco

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

100
1.95
2.95

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

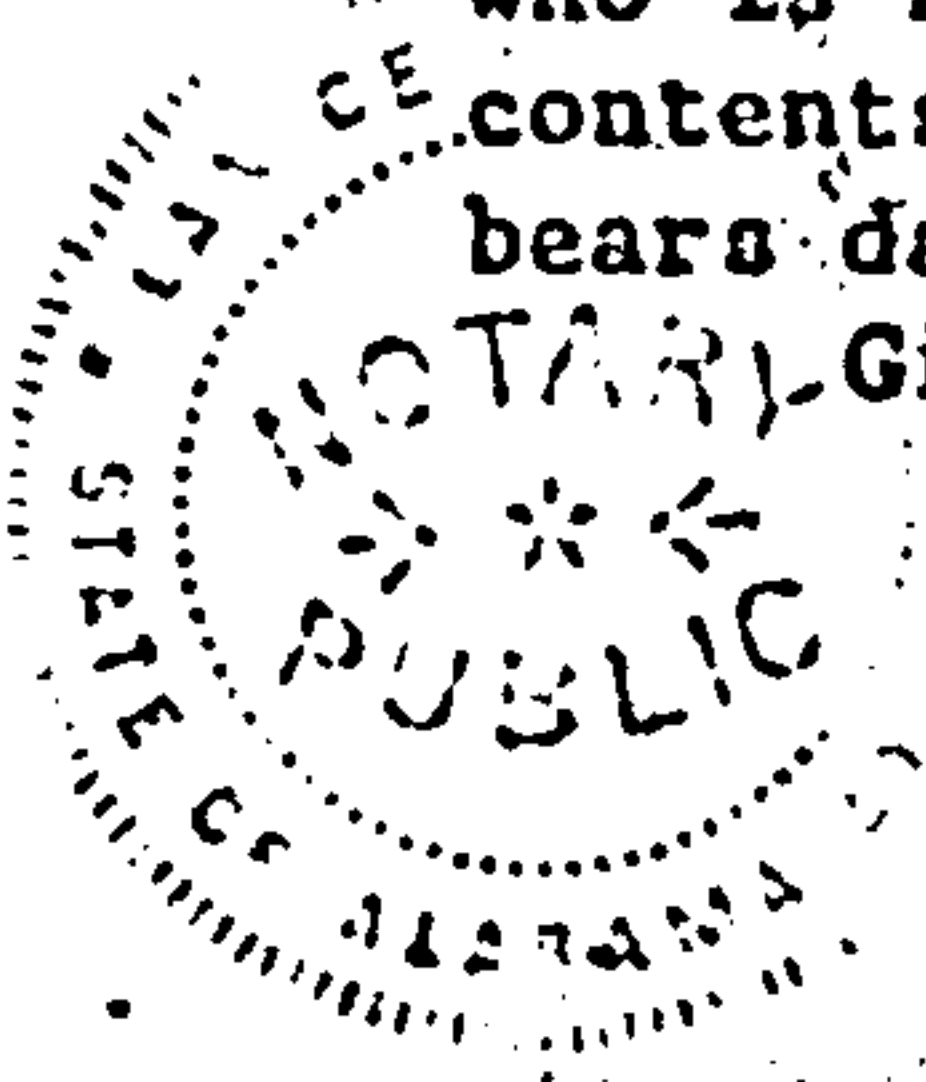
DEED TAX \$
RECORD FEE \$
TOTAL \$

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. C. Sargeant, Jr., 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 1st day of October, 1969.

Lance Brasher
Notary Public



STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
see M79 / Book 318 Page 1
1969 DEC -4 AM 11:32
U.C. FILE NUMBER OR
REC. BK. & PAGE NO. SHOWN ABOVE
Lance Brasher
JUDGE OF PROBATE