

1203

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 DOLLARS (\$16,000.00) plus the execution of purchase money mortgage of even date

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

Herman E. Dean and wife, Martha P. Dean

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

J. B. Davis and Ralph S. Tully

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

S $\frac{1}{2}$ of NW $\frac{1}{4}$; SW $\frac{1}{4}$ of NE $\frac{1}{4}$; N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$; N $\frac{1}{2}$ of NE $\frac{1}{4}$; NE $\frac{1}{4}$ of NW $\frac{1}{4}$; all in Section 35, Township 19 South, Range 1 West; MINERAL & MINING RIGHTS EXCEPTED ON ALL EXCEPT ON THE NE $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SAID Section 35.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 JAN 23 PM 2:38
U.C. FILE NUMBER OR
REC. DIC. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, 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 10.70 day of 10.70

.....(Seal)
.....(Seal)
.....(Seal)

Herman E. Dean (Seal)
(Herman E. Dean)
Martha P. Dean (Seal)
(Martha P. Dean)
.....(Seal)

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STATE OF ALABAMA }
(SHELBY) COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herman E. Dean and wife, Martha P. Dean 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 21st day of January A. D., 1970.

Notary Public
Notary Public.