

1526

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 ONE THOUSAND, FIVE HUNDRED AND NO/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,  
I. W. Johnson and wife, Rebecca Johnson

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

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

The S $\frac{1}{2}$  of Lot 3, Block 2, according to Map known as K. B. Nickerson Survey on Helena Road as recorded in Map Book 3, page 116, in the Probate Records of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
RECORDED  
FEB 27 PM 2:23  
UCC FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Cons. of Nickerson

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 27 day of February, 1970

\_\_\_\_\_(Seal) \_\_\_\_\_(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 I. W. Johnson and wife, Rebecca Johnson whose name is 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 27 day of February, A. D., 1970  
Frank A. ...  
Notary Public.

BOOK 261 PAGE 395