

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiara, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

3170

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars and other good and valuable consideration

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

J. D. Presley and wife, Elizabeth Presley

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

J. W. Sontell, Jr.

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

All of the north 55 feet of Lot 1 in Block 32 according to map entitled "South Calera, Alabama, property of South Calera Land & Improvement Company" recorded in Map Book 3 page 40 in the Probate Office of Shelby County, Alabama, that lies east of the right-of-way of Birmingham-Montgomery Highway and west of the right-of-way of L & N Railroad Company.

RECORDED & FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE STATE OF ALABAMA, SHELBY COUNTY, ALABAMA, APRIL 12, 1970, 11:05 AM

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 28th day of April, 1970.

(Seal)
(Seal)
(Seal)

J. D. Presley
Elizabeth Presley

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STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

Warren G. Findley, a Notary Public in and for said County, in said State, hereby certify that J. D. Presley and wife, Elizabeth Presley 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 28 day of April, A. D., 1970.

Warren G. Findley
Notary Public.