

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-56

WARRANTY DEED--Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN (\$10.00) DOLLARS AND LOVE AND AFFECTION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Grady G. Martin, a single man; and Talbert S. Martin, Jr. and wife, Juanita Martin

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

Bessie E. Martin

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

All of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 20, Range 1 West, lying west of Columbiana-Chelsea Public Road, except a one acre parcel heretofore conveyed to Jim Gardner as shown by deed recorded in Deed Book 128, page 200 in the Probate Office of Shelby County, Alabama which one acre parcel is described as follows: Begin at a point on the south line of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 23, Township 20, Range 1 West, where said line intersects with the west line of the Columbiana-Chelsea Public road and run in a northerly direction along west line of said road 210 feet to a certain ditch or drain; thence run in a westerly direction along said ditch or drain 210 feet; thence run in a southerly direction and parallel with west line of said road a distance of 210 feet; thence run in an easterly direction 210 feet to the beginning point, containing one acre and situated in NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 20, Range 1 West: There is also excepted from the above described land herein conveyed the following described parcel: Begin at a point on the south line of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 23, Township 20, Range 1 West where said line intersects with the west line of the Columbiana and Chelsea public road and run west along said forty acre line 210 feet to point of beginning, which point is the SW corner of a lot now owned by Jim Gardner; thence in a northerly direction along the west line of said Jim Gardner lot and parallel with the west line of said road 210 feet; thence west 210 feet; thence in a southerly direction and parallel with the west line of said road 210 feet to the south line of said forty acres; thence along same east 210 feet to the point of beginning; There is also excepted from the above described land herein conveyed the following parcel of land: Begin at the point where the west line of the Columbiana-Chelsea Public Road crosses the north line of the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 23, Township 20, Range 1 West, and run west along the north line of said S $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 23, 420 feet; thence in a southerly direction and parallel with the west line of said road 210 feet; thence east and parallel with the north line of the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 23, 420 feet to the west line of said road; thence along same in a northerly direction 210 feet to the point of beginning; all of the above real estate being surface rights only.

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 GRANTEE, 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 GRANTEE, 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)

Talbert S. Martin, Jr. (Seal)
Juanita Martin (Seal)
Grady G. Martin (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 Grady G. Martin, Talbert S. Martin, Jr. and Juanita Martin 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 day of October, A. D. 1969.

Notary Public.