

This instrument was prepared by

(Name)..... F. R. Ingram,
(Address)..... 900 Farley Bldg., Birmingham, Ala. 35203.... Phone
322-6789

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 and No/100-----

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 his wife Mary M. Sargeant

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

Mayme T. Ingram

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

A One-half undivided interest in and to all of that part of the
SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 2 Twp 24 R 13 East that lies east of the right of
way of the L&N RR Co except that property known as the Jim Scott
acre and except that portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ which lies North
of the following line: Beginning at a point on the base line as
described in deed recorded in Volume 71 at page 3 record of Deeds
in the Office of the Probate Judge of said County at a point on said
line 506' W of the NE corner of Sec 2 twp 24 R 13E; thence So 3 $^{\circ}$ 21'
East 1382'; thence So 86 $^{\circ}$ 35' W 3358' to the R/W of said L&N RR Co

SUBJECT to the following: All transmission permits to Ala. Power Co.
and except that portion of Dunston's Map which encroaches on
said lands, if any, and subject to all Judgments, all mortgages
and all other liens of record, and also subject to all
easements of record.

If any part of said lands lie north of the roadway lying on the northerly
portion of said lands the same are not conveyed hereby.
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..... Q..... U..... I..... hands(s) and seal(s), this..... 20th

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Clerk of Court

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General Acknowledgment

I, BEN R. YOUNG, a Notary Public in and for said County, in said State,
hereby certify that J. C. Sargeant, Jr. and wife Mary M. Sargeant
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 20 day of JULY A. D., 1970

Notary Public, State of Florida at Large
My commission expires Jun. 12, 1974
Bonded by Transamerica Insurance Co.