

This instrument was prepared by

(Name).....

3982

(Address).....

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 the exchange of real property by deed of this same date

and One Thousand Dollars (\$1,000.)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Harris Milton Gordon and wife, Ruth L. Gordon

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

ANDRE DAVID GORDON

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

Our undivided 1/2 interest in the following described real estate, subject, however, to the life estate or interest of Ila Thomas Gordon in an undivided one-third interest.

A lot in the City of Columbiana, Alabama, being a part of the SE 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West, and situated in the north-east intersection of East College Street and North Main Street in Columbiana, Alabama, and being a lot upon which a former garage is situated and fronting 66 1/2 feet on East side of Main Street and running back along the north side of East College Street a distance of 75 feet and being a part of Lot 62 according to Horsley's Map of the Town of Columbiana, subject to easements and encroachments. Said lot runs back a uniform width of 66 1/2 feet.

Subject to lease with Richard E. Guerin dated 20th. day of October, 1968, my interest in which is hereby assigned to grantor.

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1970 AUG -3 AM 8:04 U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE Judge of Probate

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 15th. day of July, 1970.

Harris Milton Gordon (Seal) (Harris Milton Gordon)

Ruth L. Gordon (Seal) (Ruth L. Gordon)

(Seal) (Seal) (Seal)

General Acknowledgment

STATE OF ALABAMA Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harris Milton Gordon and wife, Ruth L. Gordon, whose name is set above signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance they executed the same voluntarily the day the same bears date.

Given under my hand and official seal this 31 day of July, A. D., 1970. Notary Public Shelby County, Alabama My Commission Expires June 13, 1971 Bonded by Continental Insurance Co.

6100