

This instrument was prepared by

(Name) Karl C. Harrison

(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 Two Thousand, Two Hundred Fifty 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,

Ross B. Mullins and wife, Murrel H. Mullins

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

Michael D. Smith

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

Lot No. 6 according to Willow Island Subdivision, the same being a part of the 1/4 of SE 1/4 of Section 13, Township 22 South, Range 1 East, a plat of said subdivision is recorded in Map Book 4 on page 73 in the Probate Office of Shelby County, Alabama.

The grantee herein, their successors and assigns shall have the right to use the boat launching facilities and picnic area located in said subdivision; provided, however, there shall be no burden on the prior grantors to maintain said facilities. It is understood there is no liability on said prior grantors or their successors or assigns for any injuries suffered by any persons using said launching facilities. We do also grant any other rights which we had under the deed from Atchisons and Walkers dated July 13, 1962, and recorded in Deed Book 221 page 449 in Probate Office of Shelby County, Alabama.

Said lot is conveyed subject to the protective covenants recorded in Deed Book 220 page 321 in Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 AUG -4 AM 10:36
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carole M. Jones
CLERK 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 day of July, 1970.

(Seal)

Ross B. Mullins

(Seal)

(Seal)

Murrel H. Mullins

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

Terry A. Stone

General Acknowledgment

Notary Public in and for said County, in said State. hereby certify that Ross B. Mullins and wife, Murrel H. Mullins

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 July, A. D. 1970

Terry A. Stone

Notary Public.