

This instrument was prepared by

(Name) William M. Acker, Jr.

Jefferson Land Title Service Co., Inc.

(Address) 600 Title Building, Birmingham, Ala.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One thousand & no/100 dollars (\$1,000.00), a purchase money mortgage in the amount of \$9,000.00 and an agreement to allow the grantor to reside in the home located on the subject property for as long as she lives, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ila L. Marsh, a widow

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

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

A parcel of land situated in the NE $\frac{1}{4}$ of Sec. 21, Tp. 18, Range 1 West being all of the property conveyed to Fred and Ila L. Marsh by deed recorded in Deed Book 156, page 253 in the Probate Office of Shelby County Alabama, not previously conveyed to the said Roy Edward Jones. The entire parcel land is shown on the survey of J. R. McMillan dated 8/18/45 and recorded in Map Book 3, at page 54, in said Probate Office.

Mineral and mining rights excepted.

Subject to easements to Alabama Power Company as shown in Vol. 112 at page 132, Vol. 112 at page 133 and Vol. 139 at page 416 in the Probate Office of Shelby County Alabama.

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th day of April, 1970

(SEAL)

Ila L Marsh

Ila L. Marsh

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned in said State, hereby certify that Ila L. Marsh, a widow

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, A.D. 1970

Linda J. Cooley
Notary Public

BOOK 284 PAGE 19

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 SEP 22 PM 12:40
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Candace J. Jones
JUDGE OF PROBATE