

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 Ten Thousand and no/100 Dollars and other good and valuable consideration and the assumption by the grantee of the unpaid balance due on that certain mortgage to Shelby County Savings & Loan Association recorded in Mfg. Book 303 page 457 in Probate Office, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James Edward Acre and wife, Esther Yeager Acre

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

Frances M. Rogers

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

Lot 1, Sector Two of Fall Acres Subdivisor, situated in and being a part of the SE₄ of the NE₄ of Section 3, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama, according to map recorded in the Probate Office of Shelby County, Alabama, in Map Book 5 page 15 in Probate Office.

Also a part of the SE₄ of NE₄ of Section 3, Township 21, Range 3 West, described as follows: From the northeast corner of SE₄ of NE₄ of said Section 3 run southerly along the east boundary line of the SE₄ of NE₄ of said Section for 250 feet to the point of beginning of the land herein conveyed; thence continue southerly along the east boundary of SE₄ of NE₄ a distance of 50 feet; thence turn an angle of 91 deg. 44 $\frac{1}{2}$ min. to the right and run westerly 203.3 feet; thence turn an angle of 33 deg. 15 $\frac{1}{2}$ min. to the right and run northerly 50.0 feet; thence turn an angle of 91 deg. 44 $\frac{1}{2}$ min. to the right and run easterly 203.3 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 SEP 30 AM 10:11
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 28th day of September, 1970.

(Seal)

(Seal)

(Seal)

James Edward Acre (Seal)
James Edward Acre
Esther Yeager Acre (Seal)
Esther Yeager Acre
(Seal)

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STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Robert D. Moore, a Notary Public in and for said County, in said State, hereby certify that James Edward Acre and wife, Esther Yeager Acre

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 28th day of September, A. D. 1970.

Robert D. Moore
Notary Public
Expires October 10, 1971