

This instrument was prepared by

(Name).....Wallace & Ellis, Attorneys.....131

(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.....ONE & NO/100 (\$1.00) DOLLARS.....

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Robert L. Tolbert

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

Frances Tolbert

(herein referred to as grantee, whether one or more), my undivided one-half interest in and to the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Begin at a point on the East line of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ 271 feet North of the SE corner of said forty acre tract, and run West, 245 feet, more or less, to the East line of U. S. Highway No. 31; thence, along the East line of said highway, in a Northerly direction, 50 feet; thence East 245 feet, more or less, to the east line of said forty acre tract; thence South along the forty line, 50 feet, to the point of beginning; said land being situated in NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 21, Range 3 West, in Shelby County, Alabama.

Subject to lease by the Grantor, Robert L. Tolbert, for a period of 104 weeks, commencing October 5, 1970, as provided by divorce decree entered in the Law and Equity Court of Shelby County, Alabama, Equity Case No. 632, dissolving the bonds of matrimony between said Robert L. Tolbert and said Frances Tolbert.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 OCT 12 AM 9:26
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER 32
CONFIRMED BY
NOTARY PUBLIC

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, I..... have hereunto set..... my..... hands(s) and seal(s), this..... 28th
day of..... September....., 1970.....

.....(Seal)

Robert L. Tolbert.....(Seal)
(Robert L. Tolbert)

.....(Seal)

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA

.....SHELBY.....COUNTY}

General Acknowledgment

I,..... the undersigned....., a Notary Public in and for said County, in said State, hereby certify that..... Robert L. Tolbert..... whose name 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..... he..... executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this..... 28 th..... day of..... September..... A. D., 19 70.

Notary Public.

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