

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 One and no/100 Dollar and other good and valuable consideration and the consummation of a property settlement agreement between said parties and in consideration of the grantee assuming the unpaid payments on any mortgages against said real property to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Donald R. Lowery and wife, Peggy Lowery, being one and the same as
Peggie W. Lowery

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

Peggy Lowery

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

Beginning at the Southwest corner of the North third of the East half of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 24, Range 13 East; run thence East along the South boundary line of the said North third of the East half and along the South side of the Wade lot a distance of 210 feet to the Southeast corner of the Wade lot for the point of beginning of the lot herein conveyed; run thence North along the East side of the Wade lot and parallel to the West boundary line of the said North third of the East half a distance of 132 feet, more or less, to the South side of the dirt road; run thence East along the South side of said road a distance of 100 feet; run thence in a Southerly direction a distance of 192 feet, more or less, to the South boundary line of the said North third of the East half; run thence West along the South boundary line a distance of 150 feet to the point of beginning.

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 9th day of October, 1970.

(Seal)

Donald R. Lowery (Seal)
Donald R. Lowery

(Seal)

Peggie W. Lowery (Seal)
Peggie Lowery

(Seal)

(Seal)

STATE OF ALABAMA

Chilton COUNTY

General Acknowledgment

Walter C. Hayden, Jr., a Notary Public in and for said County, in said State, hereby certify that Donald R. Lowery 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 9th day of October, A. D., 1970.

Walter C. Hayden Jr. Notary Public.

see over for other acknowledgment

State of Alabama
Shelby County

I, Carl G. Thomas, a Notary Public in and for said County, in said State, hereby certify that Peggie Lowery, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of April, 1970.

Mark E. Harrison
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSPIMENT WAS FILED
Weld
1970 OCT 20 PM 2:56
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cornelius M. Smith
JUDGE OF PROPRATE

RETURN TO: *Uggy*
Bank

OT

WARREN

STATE OF ALABAMA,
County.

Judge of Probate

**LAWYERS TITLE INSURANCE
CORPORATION**
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$.50
RECORD FEE \$	1.45
TOTAL \$	