

This instrument was prepared by

(Name).....

(Address).....

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 Dollar (\$1.00) and exchange of property by deed of even date.....

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

J. E. BAKER and wife, DORIS C. BAKER,

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

L. C. DYER

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

Commence at the northwest corner of the Northwest One-Fourth of the Southeast One-Fourth (NW $\frac{1}{4}$ of SE $\frac{1}{4}$), Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed East along the north boundary of said quarter-quarter section for a distance of 927.2 feet to the point of beginning. From this beginning point continue East along the north boundary of said quarter-quarter section for a distance of 103.4 feet; thence turn an angle of 94 degrees 18 minutes to the right and proceed South for a distance of 80 feet; thence proceed West for a distance of 92.4 feet; thence proceed North for a distance of 79.8 feet to the point of beginning.

The above described land is located in the Northwest One-Fourth of the Southeast One-Fourth (NW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 0.18 acre.

STATE OF ALA. SHELBY CO
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 OCT 30 PM 12:38
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Doris M. Swain
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 GRANTEEES, 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 GRANTEEES, 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 5th day of October, 1970

.....(Seal)

J. E. Baker (Seal)

.....(Seal)

Doris C. Baker (Seal)

.....(Seal)

BOOK 264 PAGE 601

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. E. Baker and wife, Doris C. Baker, 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 5th day of October, A. D. 1970.

H. S. Council (Seal)
Notary Public.