

This instrument was prepared by
(Name) WALLACE AND ELLIS

(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 (\$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,

Rodger D. Bass and wife, Dorothy Bass

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

Agnes Scarbrough

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

Commencing at the intersection of the South boundary line of the NE¹/₄ of NE¹/₄, Section 28, Township 20 South, Range 3 West, with the West right of way line of Helena-Montevallo public road; thence run in a Northerly direction along West right of way line of said road 525 feet for point of beginning of lot herein described; from said point of beginning run thence in a Westerly direction and parallel with South boundary of said NE¹/₄ of NE¹/₄, 210 feet; thence run in a Northerly direction parallel with said Helena-Montevallo road 105 feet; thence run in an Easterly direction and parallel with the South boundary line of said NE¹/₄ of NE¹/₄, 210 feet to West right of way line of said road; thence run in a Southerly direction along said road right of way 105 feet to point of beginning. Excepting highway right of way.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 DEC - 7 PM 10:59
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carroll J. Campbell
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 27 day of November, 1970.

Dorothy Bass (Seal)
Rodger D. Bass (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 Rodger D. Bass and Dorothy Bass whose name 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 27 day of November, A. D. 1970.

Notary Public.

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