

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(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 SIX THOUSAND, TWO HUNDRED AND NO/100 (\$6,200.00) DOLLARS

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

Lyndol Crowson and husband, Marvin R. Crowson

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

Roy R. Downs

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Starting at the SW corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 18, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 568.8 feet to the point of beginning; thence continue North 1609.2 feet to a point; thence East across the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 18; thence South 2411 feet to a point begin on the North side of dirt County Road; thence Northwesterly along said road 1085.2 feet to the point of beginning. This land being and lying in Section 18, Township 22 South, Range 1 West, Shelby County, Alabama, and containing 31 acres, more or less.

EXCEPT 1/2 interest in minerals and mining rights.



19710210000005680 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/10/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Filed Feb 10 6:50
1971 FEB 10 AM 11:26
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conserv. Probate
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 10 day of February, 19 71.

BOOK 200 PAGE 216

..... (Seal)

..... (Seal)

..... (Seal)

Mr. Lyndol Crowson (Seal)
(Lyndol Crowson)

Marvin R. Crowson (Seal)
(Marvin R. Crowson)

..... (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 Lyndol Crowson and Marvin R. Crowson 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 10 day of February, A. D., 19 71.

Lance Brasher
Notary Public.