

THIS INSTRUMENT PREPARED BY:

NAME: Bob Fleming Sales & Insurance Co. (J. H. McCurry)

ADDRESS: #1 Crosscreek Trail, Pelham, Ala. 35124

2767

WARRANTY DEED

Alabama Title Co., Inc.

State of Alabama

SHELBY

COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of TWO THOUSAND THREE HUNDRED & NO/100 (\$2,300.00) ----- DOLLARS

to the undersigned grantor O. J. SELLERS & WIFE, G. YVONNE SELLERS

in hand paid by D. M. I. TILE & MARBLE, INC.

the receipt whereof is acknowledged we the said O. J. SELLERS & WIFE,
G. YVONNE SELLERS

do grant, bargain, sell and convey unto the said D. M. I. TILE & MARBLE, INC.

the following described real estate, situated in Shelby County, Alabama,

to-wit:

Lot 12, Block 3, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama. Minerals and Mining rights excepted.

Subject to existing easements, restrictions, set-back lines, right of ways, limitations, if any, of record.

19710423000016040 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/23/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, To the said D. M. I. TILE & MARBLE, INC.

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said D. M. I. TILE & MARBLE, INC.

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said D. M. I. TILE & MARBLE, INC.,

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand^s and seal
this 22nd day of April, 19 71

WITNESSES.

O. J. Sellers (Seal.)
G. Yvonne Sellers (Seal.)
____ (Seal.)
____ (Seal.)

BOOK 267 PAGE 381

Return To:

TO

0013443737 (Shelby)
35211

WARRANTY DEED

STATE OF ALABAMA,

County.

250
145
395

19710423000016040 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/23/1971 12:00:00 AM FILED/CERT

Judge of Probate

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agent for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Alabama

State of Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that O. J. Sellers & wife, G. Yvonne Sellers 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April A.D., 19 71.

James H. McCarty
Notary Public.

State of

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
APR 23 1971
U.C.C. FILE NUMBER FOR
RECORD & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Carol M. Smith

State of

COUNTY

Separate (and General) Acknowledgment by Wife

I, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named

who is known to me to be the wife of the within named

who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given Under my hand and official seal this day of , 19

Notary Public

382

PAGE

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