

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of (\$500.00) Five Hundred Dollars

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

William A. Garrett and wife, Audrey Ann Garrett

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

Barbara Ann Callan

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

Begin at the Northeast Corner of Southeast Quarter of Northeast Quarter, Section 33, Township 18, Range 2 East; thence run South along Highway 25 Right-of-Way a distance of 420 feet to the point of beginning of the following described lot which is hereby conveyed:

Thence South along said Highway Right-of-Way 210 feet; thence West 315 feet; thence North 210 feet; thence East 315 feet to the point of beginning and being situated in SE $\frac{1}{4}$ of NE $\frac{1}{4}$; Sec. 33, Tp. 18, Range 2 East, Shelby County, Alabama, containing 1 $\frac{1}{2}$ acres, more or less.

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Shelby Cnty Judge of Probate, AL
05/03/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
CLERK OF THE COURT
RECEIVED
1971 MAY -3 PM 10:41
REC. EX. & PAGE AS SHOWN ABOVE
CONFIRMED

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th
day of April, 1971

(SEAL)

William A. Garrett

(SEAL)

William A. Garrett

(SEAL)

Audrey Ann Garrett

(SEAL)

Audrey Ann Garrett

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, Hewitt L. Conwill
in said State, hereby certify that

a Notary Public in and for said County,

William A. Garrett and wife, Audrey Ann Garrett,

whose name(s) 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 10th day of April

A.D. 1971

H. L. Conwill
Notary Public

BOCK 287 CASE 476