

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 ONE & 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, Mattie Lee Taff and husband, Everett Taff

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

Louise Bailey

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

Lot 1 B in Spain Estate, according to map of said Spain Estate recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 32.

GRANTORS HEREIN EXPRESSLY EXCEPT FROM THIS CONVEYANCE, the interest in the easement now owed by Mattie Lee Taff described in deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 256, page 186, said easement and water rights being described as follows: "Also a 10 foot easement of equal width extending Southerly along the West 10 feet of Lots 1B, 2B, 3B, 4B, 5B, 6B, 7C, 8C, & 9B, to be used in common with the other parties hereto for egress and ingress to and from the Creek which constitutes the West boundaries of Lots 5B, 6B, 7C, 8C, & 9B, all according to said map, and said property owners shall have the right to install and maintain a water pipe of sufficient diameter to furnish water for domestic use of one house; it being understood, however, that grantors herein shall have no obligation to maintain said pipe, pump, or said easement."

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Shelby Cnty Judge of Probate, AL
05/10/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
MAY 10 1971 10:11:00 AM
U.C.C. FILED UNDER
REC. BK. & PAGE AS SHOWN ABOVE
CONFIRMATION
BOOK 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 day of March, 1971.

(Seal)
(Seal)
(Seal)

Mattie Lee Taff (Seal)
Everett Taff (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 Mattie Lee Taff and Everett Taff, 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 23 day of March, A. D., 1971.

L. B. Hummallee

Notary Public.

Commission Expires 1/18/1975