

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW 3145

(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 love and affection and One and No/100 (\$1.00) Dollar

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

Timmy Lee Garner and wife, Sarah Sue Garner

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

Lottie Bell Garner

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

Commence at the SE corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 20, Range 4 West and run thence West along said forty acre line 10 feet to the point of beginning; thence continue along said forty acre line in the same direction 200 feet; thence North and parallel with the East line of said forty acres 10 feet; thence East and parallel with the South line of said forty acres 200 feet; thence South 10 feet to the point of beginning.

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 20, Range 4 West, less 10 acres off the North side the property hereby conveyed, being 30 acres, more or less. Mineral and mining rights excepted, less and except that portion thereof conveyed to Leroy Howton and wife, Margie Howton, on February 17, 1965, as shown by deed recorded in Deed Book 234 at page 444, and also less and except that portion thereof conveyed to Elbert Hall and wife, Inez Hall, on April 10, 1963, as shown by deed recorded in Deed Book 225 at page 110, Office of the Judge of Probate of Shelby County, Alabama.



19710524000020430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/24/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 MAY 24 AM 8:41
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Don't miss this
PROOF OF PAYMENT

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 22nd day of May, 1971.

(Seal)
(Seal)
(Seal)

Timmy Lee Garner (Seal)

Sarah Sue Garner (Seal)

General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timmy Lee Garner and wife, Sarah Sue Garner 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 22nd day of May, A. D., 1971.

Notary Public.

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BOOK 267