

This instrument was prepared by

(Name) Karl C. Harrison

3648

(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 Dollar and other good and valuable consideration

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

Wilbur A. Wallace and wife, Naomi Wallace

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

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

A part of Section 11, Township 24 North, Range 12 East, described as follows: Beginning at the northwest corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 24, Range 12 East and run south along the west boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 158 feet to a point; run thence east parallel to the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 273 feet to a point; run thence north parallel to the west boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 158 feet to the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; run thence west along the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 273 feet to the point of beginning, containing one acre, more or less.

Also a parcel of land described as follows: From the northwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 24 North, Range 12 East, thence run southerly along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 158 feet to the point of beginning; thence continue south along same course for a distance of 52.0 feet to the northwest corner of the Watts property; thence turn left an angle of 84 deg. 34 min. running easterly along the north line of said Watts property for a distance of 334.02 feet; thence turn left an angle of 95 deg. 26 min running northerly for a distance of 52.0 feet; thence turn left an angle of 84 deg. 34 min. running westerly for a distance of 334.02 feet to point of beginning, being located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11.

The one acre described above has heretofore been conveyed; however, the description in the deed was erroneous, so for the purpose of correcting the description in that certain deed recorded in Deed Book 218 page 723 in the Probate Office of Shelby County, Alabama, the above one acre has been included in this conveyance.

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 16th day of June, 1971

(Seal)

(Seal)

(Seal)

Wilbur A. Wallace

Naomi Wallace

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Robert D. Moore

hereby certify that Wilbur A. Wallace and wife, Naomi Wallace, a Notary Public in and for said County, in said State, 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 16th day of June, A. D., 1971



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Shelby Cnty Judge of Probate, AL
06/22/1971 12:00:00 AM FILED/CERT

My Commission Expires October 10, 1973