

THIS INSTRUMENT PREPARED BY:

NAME: Bob Fleming Sales & Ins. Co. (Solomon J. White, Jr.)

ADDRESS: P.O. Box 187, Pelham, Alabama 35124

WARRANTY DEED

Alabama Title Co., Inc.

State of Alabama

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of EIGHTEEN THOUSAND ONE HUNDRED DOLLARS (\$18,100.00) DOLLARS to the undersigned grantor s O.J. Sellers & wife, G. Yvonne Sellers

in hand paid by Mary Ann Phillips, a single person

the receipt whereof is acknowledged

the said O.J. Sellers & wife G. Yvonne Sellers

do grant, bargain, sell and convey unto the said Mary Ann Phillips

the following described real estate, situated in

Shelby

County, Alabama,

to-wit:

Lot 6, Block 2, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

Mineral and Mining Rights excepted

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



19710722000029910 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/22/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, To the said Mary Ann Phillips

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Mary Ann Phillips heirs and assigns, that it is 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 Mary Ann Phillips

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

In Witness Whereof, we have hereunto set our hands and seal

this 29th day of June

, 19 71.

WITNESSES.

[Signature] (Seal.)
[Signature] (Seal.)
____ (Seal.)
____ (Seal.)

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PAGE
269
BOOK

5-2935

pd by maw

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WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

19710722000029910 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/22/1971 12:00:00 AM FILED/CERT

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for

LOUISVILLE TITLE INSURANCE CO.
315 No. 21st Street Birmingham, Alabama

General Acknowledgment

State of
SHELBY COUNTY

I, SOLOMON J. WHITE, JR. , 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June A.D., 1971.

June A.D., 1971.
Solomon J. White, Jr.
My Commission expires Sept. 1, 1974.
My Commission expires Sept. 1, 1974.

General Acknowledgment

State of _____ **COUNTY**

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. SHELLEY CO.
 EXHIBIT THIS
 INSTRUMENT WAS
 FILED
 15th JUL 22 PM 2:34
 A
 U.C.C. FILE NUMBER
 REC. BK. & PAGE AS SHOWN ABOVE
 CONEY M. J. CONEY
 MADE OF PAGE 4
 Acknowledgment by Wife

Separate (and General) Acknowledgment by Wife

State of _____ **COUNTY**

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

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