

This instrument was prepared by

(Name).....JAMES H. FAULKNER, ESQUIRE.....

(Address).....716 BROWN-MARX BUILDING, BIRMINGHAM, ALABAMA 35203.....

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...\$14,700.00.....Fourteen Thousand Seven Hundred Dollars and no/100.....

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

Alfonso Hancock and wife, Hilda K. Hancock

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

David F. Fowler and Charles Flynn Gerald

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

A part of the SW diagonal one-half of the SW 1/4 of NW 1/4 of Section 15, Township 19 South, Range 2 West, more particularly described as follows: Begin at the SW corner of SW 1/4 of NW 1/4 of said Section 15; thence run in a Northerly direction along the West line of said forty 250 feet; thence turning an angle of 90° 43' 30" to the right in an Easterly direction 519.88 feet to the point of beginning of tract herein described; thence turning an angle of 118° 57' 06" to left in a Northwesterly direction 384.80 feet to the point of intersection with the Southeast boundary of County Road right of way; thence turning an angle of 90° 00' to the right in a Northeasterly direction along said road right of way 300 feet to the point of intersection with the Northwest-Southeast diagonal line of SW 1/4 of NW 1/4 of said Section 15; thence turning an angle of 73° 43' 06" to the right in Southeasterly direction 684.38 feet; thence turning an angle of 135° 14' to the right in Westerly direction 562.12 feet to point of beginning. Property located in Shelby County, Alabama.

Mineral and mining rights excepted.



19710726000030270 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/26/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 JUL 26 AM 10:20
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conceded by Notary
JUDGE 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 15th
day of July, 1971.

Alfonso Hancock (Seal)

Hilda K. Hancock (Seal)

(Seal)

STATE OF ALABAMA

SHELBY.....COUNTY}

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alfonso Hancock and wife, Hilda K. Hancock, 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 15th day of July, A. D., 1971.

James H. Faulkner
Notary Public.

BOOK 269 PAGE 50