

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 Four Hundred Twenty-Five and No/100 (\$425.00) Dollars

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

Mildred Connell and husband, Robert Connell

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

Leo W. Foster

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

Lot No. 7 in Coosa River Estates, situated in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 24, Range 15 East, map of said Coosa River Estates being recorded in Map Book 4, page 67, in the Probate Office of Shelby County, Alabama. EXCEPTING the coal, iron ore and other minerals in, on and under said land.

19710819000034210 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/19/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARIFY THIS
INSTRUMENT WAS FILED
1971 AUG 19 AM 9:49
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
CONFIDENTIAL

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 16 day of August, 1971.

BOOK 269 PAGE 453

(Seal)

Robert Connell

(Seal)

(Seal)

Mildred Connell

(Seal)

(Seal)

(Seal)

BOOK

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mildred Connell and husband, Robert Connell 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of August, A. D., 1971.

Nancy K. Brasher