

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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 THOUSAND, THREE HUNDRED, THIRTY-NINE AND 73/100 DOLLARS PLUS THE EXECUTION OF A PURCHASE MONEY MORTGAGE

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

William A. Bean and wife, Josephine Bean

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

James Bean

(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 SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 21 South, Range 1 West, more particularly described as follows: Commence at the NW corner of said SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  and run thence in an easterly direction along the northern boundary thereof to a point which is due north of the northernmost tip of grantors' property, which said point is also the North-western corner of the Ethrene Anderson Hale lot; thence turn to the right and run southerly parallel with the western boundary of said  $\frac{1}{4}$   $\frac{1}{4}$   $\frac{1}{4}$  Section to a point on the southeast right of way line of the new Calera - Columbiana Highway for point of beginning of the property herein conveyed, which said point of beginning is the northernmost corner of the property conveyed by M. W. Stamps and Edna Stamps to William A. Bean and Josephine Bean by deed dated May 29, 1964, and filed for record in the Probate Office of Shelby County Alabama, and recorded in Deed Book 230, page 775, in said Probate Office of Shelby County, Alabama; from said point of beginning run thence southwesterly along the right of way line of the Calera - Columbiana Highway a distance of 207 feet to a point; thence turn to the left and run easterly parallel with the southern boundary of said  $\frac{1}{4}$   $\frac{1}{4}$   $\frac{1}{4}$  Section line a distance of 130 feet, more or less, to a point on the eastern boundary of grantors' property and the western boundary of the said Ethrene Anderson Hale property; thence turn to the left and run north parallel with the western boundary of said  $\frac{1}{4}$   $\frac{1}{4}$   $\frac{1}{4}$  Section line and along the eastern boundary of grantors' property and the western boundary of the Ethrene Anderson Hale lot to the point of beginning.

Grantors reserve in favor of themselves or the survivor of them a vendor's lien to secure the balance due on the purchase price of said property, the balance remaining unpaid and the amount of said vendor's lien being in the principal amount of \$8,660.27 plus interest at the rate of 5% per annum payable in monthly installments of \$150.00 per month, the first installment to be due and payable September 20, 1971, and a like installment due on each successive month thereafter until paid in full.

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 August 31 day of 1971.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William A. Bean and wife, Josephine Bean 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 31 day of August

Notary Public.



19710901000036560 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
09/01/1971 12:00:00 AM FILED/CERT

BOOK 269 PAGE 713

STATE OF ALABAMA, SHELBY CO.

CERTIFY THIS INSTRUMENT WAS FILED

SEP - 1 11 AM 9:26

REC. BY

U.C.C. FILE NUMBER OR

REC. BY & PAGE AS SHOWN ABOVE

CONFIRMATION

NOTARY OFFICE