

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 THIRTEEN THOUSAND AND NO/100 DOLLARS

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

Earle Morgan, a widower

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

L & W Builders, Inc.

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

Lots no. 6 and 12 according to plat of Sector Two, Spring Garden Estates as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 12.

Subject to restrictions for Sector Two, Spring Garden Estates as recorded in Probate Office of Shelby County, Alabama, in Deed Book 245, page 297.

Subject to utility easements as shown on map of subdivision recorded in Map Book 5, page 12, in said Probate Records.

Subject to building set back line as shown on recorded plat of said subdivision.

Subject to transmission line permits and road rights of way of record.



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Shelby Cnty Judge of Probate, AL
09/08/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
1971 SEP - 8 PM 12:35
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
INDEX 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, I have hereunto set my hands(s) and seal(s), this 8th day of September, 1971.

BOOK 269 PAGE 820

.....(Seal) Earle Morgan (Seal)
.....(Seal)(Seal)
.....(Seal)(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earle Morgan whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September, A. D., 1971.

Frank Ellis Notary Public.