

This instrument was prepared by

(Name).....

(Address).....

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..... Nine Thousand and no/100 (\$9,000.00) Dollars.....

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, ~~X~~ we, Henry G. Cardwell and wife, Ann E. Cardwell

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

our undivided one-half interest in

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

Part of Lot D in the survey of Walker Lands, map of which is recorded in Deed Book 104, page 94, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows:

From the SW corner of the NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, run thence East along the South line of said $\frac{1}{4}$ section a distance of 126.08 feet to the point of beginning of the property hereby conveyed; from the point of beginning thus obtained, turn thence left with an angle of 81°53'40" and run northerly a distance of 275.0 feet; thence turn right an angle of 82°24' and run a distance of 225.0 feet to the West line of the present U. S. Highway #31; thence right and along the West line of said Highway a distance of 275 feet to the South line of said NW $\frac{1}{4}$; thence Westerly 225.0 feet to the point of beginning. Situated in Shelby County, Alabama.



19711103000000110 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/03/1971 03:18:01 PM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~us~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~we~~ (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 3rd day of November, 1971.

Ruby Whitson (Seal)

Ruby Whitson (Seal)

(Seal)

Henry G. Cardwell (Seal)

Henry G. Cardwell

Ann E. Cardwell (Seal)

Ann E. Cardwell

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, Willie Mae L. Dennis, a Notary Public in and for said County, in said State, hereby certify that Henry G. Cardwell and Ann E. Cardwell 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 3 day of November, A. D., 1971.

Willie Mae L. Dennis
Notary Public.

BOOK 270 PAGE 854