

WARRANTY DEED

This Warranty Deed Made the 1st 6321 day of February A. D. 19 71 by Johnnie Williamson Bowden and William Sanders Bowden

hereinafter called the grantor, to Mae Williamson Spinks and Elsworth Spinks

whose postoffice address is 3955 Clairmont Avenue, Birmingham, Alabama, 35222 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Shelby County, ~~Alabama~~ Alabama, viz:

Begin at the north west corner of the south west quarter of the north east quarter of Section 26, Township 19, Range 1 West, thence along the west boundary of said forty, south 2 degrees east 414.8 feet, to the north margin or line of the right of way of what is known as the Florida Short Route, thence, along the north margin of the right of way of said highway, north 84 degrees east 212.5 feet, thence north 2 degrees west 396.6 feet, to the north boundary line of said forty, and thence along the north boundary of said forty South 87 degrees 30 minutes west 210.0 feet to the point of beginning, and containing 1.95 acres, more or less, being a part of the south west quarter of the north east quarter of Section 26, Township 19, Range 1 west.



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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 70.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jaye B. Floyd
Cerrine E. Mellicam

Johnnie Williamson Bowden
William Sanders Bowden

STATE OF FLORIDA
COUNTY OF OKALOOSA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Johnnie Williamson Bowden and
William Sanders Bowden

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of February, A. D. 19 71

Ray Richardson

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MARCH 5, 1973.
BONDED THIS FEB W. DIESTELHORST

SPACE BELOW FOR RECORDERS USE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1971 DEC - 8 PM 2:27
U.C.C. FILE NUMBER OR
R.D. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Cerrine E. Mellicam