

THIS INSTRUMENT PREPARED BY:

NAME: _____

ADDRESS: _____

WARRANTY DEED (Without Survivorship)

19720127000004730 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/27/1972 12:00:00 AM FILED/CERT

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of \$1,000.00 and other good and valuable consideration, including the assumption of the hereinafter described mortgage to the undersigned grantors, T. E. Bonner and James B. Davis

in hand paid by Charles A. J. Beavers

the receipt whereof is acknowledged we the said T. E. Bonner and wife, Nell C. Bonner and James B. Davis and wife, Bobbie H. Davis do grant, bargain, sell and convey unto the said Charles A. J. Beavers

the following described real estate, situated in Shelby County, Alabama,

to-wit:

The SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and all that part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ lying West of Montevallo-Siluria Highway right of way, EXCEPT that portion on North side belonging to Floyd L. Hawkins as described in Deed Book 133, on Page 391, and as described in Mortgage Book 206, on Page 427. Also EXCEPTING lot in SE corner belonging to Fred M. Draper, Jr. and Flossie Mae Draper, as described in Deed Book 204, on Page 274, all in Section 23, Township 21 South, Range 3 West. Situated in Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Right of way to Alabama Power Co. in Deed Book 101, Page 91; Deed Book 101, Page 92; Deed Book 105, Page 24; Deed Book 121, Page 190; Deed Book 130, Page 287; and Deed Book 232, Page 99.
3. Right of way for public road to Shelby County, Alabama, in Deed Book 124, Page 209, and Deed Book 124, Page 203.
4. Right of way to Plantation Pipeline Company in Deed Book 112, Page 293, and Deed Book 236, Page 564.

As part of the consideration for the execution of this conveyance, the within grantee hereby assumes and agrees to pay that certain mortgage to Travis G. Rogers, recorded in Book 310, Page 619, in the Probate Office of Shelby County, Alabama.
TO HAVE AND TO HOLD, To the said Charles A. J. Beavers, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Charles A. J. Beavers, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances: except as set forth hereinabove;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Charles A. J. Beavers, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal

this 20th day of January

1972

WITNESSES

T. E. Bonner
Nell C. Bonner
James B. Davis
Bobbie H. Davis

Chris. A. V. Bonner's
Jefferson Fed. B. H.
RETURN TO B. E. Bonner, Adm.
37203

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for

LOUISVILLE TITLE INSURANCE CO.
615 No. 21st Street
Birmingham, Alabama 35203

16.00
1.45
11.45

Judge of Probate

LOUISVILLE TITLE INSURANCE
COMPANY
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that T. E. Bonner and wife, Nell C. Bonner
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 20th day of January A. D., 19 72



19720127000004730 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/27/1972 12:00:00 AM FILED/CERT

[Signature]
Notary Public

State of ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that James B. Davis and wife, Bobbie H. Davis
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 20th day of January A. D., 19 72

[Signature]
Notary Public

155
272
State of
COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State,
hereby certify that
whose name as of
a Corporation, 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, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public

REC. BK. & PAC. AS SIGNED
U.C. FILED
1972 JAN 27 AM 8:00
Need 2nd 1000