

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

See Mtg 321-337
7699
19720303000011580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/03/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR THOUSAND, SEVEN HUNDRED, FIFTY 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,

H. L. Thacker and wife, Eva M. Thacker

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

Ruth Robinson

(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 SW¹/₄ of the NW¹/₄ and part of the NW¹/₄ of the SW¹/₄ of Section 26, Township 19, Range 1 West, more particularly described as follows, to-wit: Commence at a point where the East boundary line of the SW¹/₄ of the NW¹/₄ of Section 26, Township 19, Range 1 West, is intersected by the South right of way line of the Alabama Highway No. 91, for point of beginning; thence run Westerly along the southern boundary of said highway right of way a distance of 789.28 feet to a point; thence turn to the left and run southerly parallel with the western boundary of said ¹/₄ Section, and extension of the same, a distance of 800.0 feet, more or less, to the North ROW line of the proposed four lane U. S. Highway No. 280 as presently staked; thence turn to the left and run Northeasterly along the North ROW line of said proposed four lane U. S. Highway No. 280, as the same is now staked to a point on the eastern boundary of the NW¹/₄ of the SW¹/₄ of Section 26, Township 19, Range 1 West; thence turn to the left and run northerly along the eastern boundary of the NW¹/₄ of the SW¹/₄ and continuing northerly along the eastern boundary of the SW¹/₄ of the NW¹/₄ of Section 26, Township 19, Range 1 West, to the point of beginning. T

There is excepted herefrom that certain property conveyed to Ruth N. Robinson by deed from H. P. Watson, Sr., et al, dated January 31, 1969, recorded in Deed Book 256, page 838, in the Probate Records of Shelby County, Alabama, and also excepted herefrom is that certain property which was conveyed to Mary Gantt Yost and Julia Gantt Konzelman by deed from H. P. Watson, Sr., et al, dated October 10, 1957, recorded in Deed Book 189, page 490, in the Probate Records of Shelby County, Alabama. Mineral and Mining rights excepted.

Grantor H. L. Thacker reserves a vendor's lien against the above described property to secure the purchase price of \$4,750.00 payable over a period of 12 years plus interest on the unpaid balance at the rate of 7¹/₂% payable in monthly installments of \$50.13 per month, the first installment being due March 1, 1972.

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 29 day of February, 1972

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. L. Thacker and wife, Eva M. Thacker 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 29 day of February, A. D., 1972

Gladys Q. Chase

Notary Public.

My Commission expires 10-26-75