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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 TWENTY-NINE THOUSAND, THREE HUNDRED, TWENTY-FOUR AND 29/100 DOLLARS
Plus assumption of mortgages

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

John E. McCown and wife, Betty Rae McCown

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

Keith T. Belt and Frances H. Hare, Jr. and Walter F. Morris

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

All that part of the following described property which lies West of Shelby County Road No. 28: The S $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 31 and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 32, all in Township 21 South, Range 1 East, being 115 acres, more or less.

Grantees assume and agree to pay as the same become due that certain mortgage in favor of Isadore Nivens and Mary Nell K. Nivens recorded in Mortgage Book 301, page 17, and that certain mortgage in favor of Kathryn Purdy and Margery Purdy recorded in Mortgage Book 301, page 15, which said mortgage was assigned to Isadore Nivens and Mary Nell K. Nivens by assignment dated 12/10/66, and recorded in Deed Book 246, page 108, in the Probate Records of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1972 APR 18 AM 7:46
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Fowler
JUDGE 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, we have hereunto set our hands(s) and seal(s), this 15 th day of April, 19 72.

(Seal)

John E. McCown

(Seal)

(Seal)

Betty Rae McCown

(Seal)

(Seal)

(Seal)

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STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. McCown and wife, Betty Rae McCown 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 15 th day of April, A. D., 19 72

Lewis Grasher

Notary Public.