

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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 One Thousand Two Hundred and No/100 (\$1,200.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John C. Spain and wife, Willie Mae Spain; and Leroy Spain and wife, Alma Spain

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

Johnnie Kathleen Howard

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

Commence at the SE corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 8, Township 21 South, Range 2 West; thence run West along the South line of said quarter-quarter section a distance of 420.00 feet to the point of beginning; thence continue West along the South line of said quarter-quarter section, a distance of 420.00 feet; thence turn an angle of 88 deg. 36 min. to the right and run a distance of 210.00 feet; thence turn an angle of 91 deg. 24 min. to the right and run a distance of 420.00 feet; thence turn an angle of 88 deg. 36 min. to the right and run a distance of 210.00 feet to the point of beginning, together with an easement of a uniform width of 8 feet lying along, adjacent to, and North of the North line of the above described parcel, together with the right and easement to use any easement or right of way which the grantors may now have or may hereafter acquire, to provide ingress and egress to and from the above described property and a public road.

Subject to easements and rights of way of record, and subject to an easement of a uniform width of 8 feet lying along, adjacent to, and South of the North line of the above described property (which, when joined with the 8 foot easement herein conveyed to the grantees lying North of the North line of the above described parcel, as designated above, will make a total easement of width of 16 feet), to provide ingress and egress to and from property lying to the West of the above described parcel and a public road.

19721002000048970 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
10/02/1972 12:00:00 AM FILED/CERT

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 19th day of September, 19 72.

Willie Mae Spain (Seal)

Leroy Spain (Seal)

Alma Spain (Seal)

John C Spain (Seal)

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 C. Spain and wife, Willie Mae Spain whose name 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 23rd day of September, A. D., 19 72

Mary D. Thompson  
Notary Public.

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STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leroy Spain and wife, Alma Spain; 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 19th day of September, 1972.

Mary D. Thompson  
Notary Public

19721002000048970 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
10/02/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
CLERK  
1972 OCT -2 AM 11:19  
RECORD & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Consolidated

BOOK 276 PAGE 554

paid act 1

RETURN TO:  
Bucklen Howard  
#2 Box 631  
Alma Oldham

TO

WARRANTY DEED

STATE OF ALABAMA,  
County.

1.50  
1.45  
2.95

Judge of Probate  
LAWYERS TITLE INSURANCE CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.  
DEED TAX \$  
RECORD FEE \$  
TOTAL \$