

This instrument was prepared by

5-12388

(Name) John C. Hensley

Jefferson Land Title Service Co., Inc.

(Address) 524 North 21st St., B'ham, Alabama

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Nine Hundred - - (\$1,900.00) - - and NO/100 DOLLARS and other good and valuable considerations ---

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William C. Nelson and wife, Elizabeth C. Nelson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Charles P. Newell and wife, Maizie A. Newell

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

PARCEL I: All that part of the North Half of the Northwest Quarter of the Southeast Quarter of Section 5, Township 19, Range 1 West, lying East of the Right of Way of the Florida Short Route Highway, LESS AND EXCEPT, the North 450 feet thereof. Situated in Shelby County, Alabama.

PARCELL II: All that part of the South 210 feet of the North 450 feet of the North One-half of the Northwest One-Quarter of Southeast One-Quarter of Section 5, Township 19, Range 1 West, lying East of the Right of Way of the Florida Short Route Highway. Situated in Shelby County, Alabama.

Subject to Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 111, Page 404, Deed Book 111, Page 406 and Deed Book 136, Page 312, in Probate Office of Shelby County, Alabama.

Subject to Advalorem taxes for the year 1973, which said taxes are not due or payable until October 1, 1973

(Elizabeth Nelson and Elizabeth C. Nelson are one and the same person).

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of February, 1973

(SEAL)

William C. Nelson

(SEAL)

(SEAL)

Elizabeth C. Nelson

(SEAL)

(SEAL)



(SEAL)

19730214000007070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/14/1973 12:00:00 AM FILED/CERT

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that William C. Nelson and wife, Elizabeth C. Nelson

whose name(s) 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 8th day of February A.D. 1973

John C. Hensley

Notary Public

BOOK 278 PAGE 674

STATE OF ALABAMA
COUNTY OF JEFFERSON
RECORDED
1973 FEB 14 PM 3:45
DEED TAX 2.00