

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

1973022600009100 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/26/1973 12:00:00 AM FILED/CERT

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-six Thousand, One Hundred 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,

B. H. Foster and wife, Retha M. Foster

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

Tera N. Baker

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

The North 30 acres of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and the North 30 acres of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$; all in Section 32, Township 19 South, Range 2 East, EXCEPT therefrom that portion of the above described land lying west of the County paved road.

BOOK 278 PAGE 854

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 FEB 26 AM 9:22
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clarence P. Johnson
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 day of February, 1973.

(Seal)

x B.H. Foster (Seal)
B.H. Foster

(Seal)

Retha M. Foster (Seal)
Retha M. Foster

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Patricia H. Johnson, a Notary Public in and for said County, in said State, hereby certify that B.H. Foster and wife, Retha M. Foster 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 23rd day of February A. D., 1973.

Patricia H. Johnson
Notary Public