

This instrument was prepared by

(Name) J. P. Graham

(Address) P.O. Box 371, Pelham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

5451

19730530000030230 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/30/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----DOLLARS
and in order to clear title

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

Helen Payne Collum, an unmarried woman

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

Linnie Ann Cumberland

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

SHELBY

Beginning at an iron stake on the East side of the Fungo Hollow public road where the North boundary line of the SE $\frac{1}{4}$ of Section 13, Township 20, Range 3 West intersects with said road and thence run in a Southerly direction along the Westerly Right of Way line of said road a distance of 498.0 feet to the point of beginning of the lot herein described; thence continue Southerly along said Right of Way line 39 feet to the South line of said John Alvy Payne property, the same being the North line of Charles E. Sillery land; thence run East and along the North line of Charles E. Sillery land a distance 212 feet; thence in a northerly direction and parallel with the Right of Way of said road 62 feet to an iron stake; thence in a Westerly direction 224 feet to the point of beginning. The same being situated in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ OF Section 13, Township 20, Range 3 West, Shelby County, Alabama.

Subject to easements and restrictions of record.

This deed is intended to replace one of the deeds that was lost and never recorded on the aforesaid property.

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BOOK

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, I have hereunto set my hands(s) and seal(s), this 8 day of May 1973.

STATE OF ALABAMA, SHELBY CO.
U.C.C. FILE NUMBER OR
BK. & PAGE AS SHOWN ABOVE
1973 MAY 30 AM 9:15
SHELBY COUNTY
JUDGE OF PROBATE
C. J. J. J.

Helen Payne Collum (Seal)
Helen Payne Collum (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen Payne Collum, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of May, A. D. 1973

Notary Public.