

This instrument was prepared by

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(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 TWO THOUSAND, FIVE HUNDRED & NO/100 (\$2,500.00) DOLLARS

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

Billy G. Henke and wife, Mary Jean Henke

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

Floyd Saunders

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

Commence at the NE corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, Township 24 North, Range 15 East; thence run West along the North line of said Quarter Quarter Section a distance of 38.34 feet to the West right of way line of a paved County Highway and the point of beginning; thence continue West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 250.00 feet; thence turn an angle of 89 deg. 18 min. to the left and run a distance of 135.00 feet; thence turn an angle of 90 deg. 42' to the left and run a distance of 249.34 feet to the West right of way line of said County Highway; thence turn an angle of 89 deg. 01 min. 12 sec. to the left and run along said right of way a distance of 135.00 feet to the point of beginning, situated in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama.

There is reserved from the above described land an easement for utilities over and across the south 20 feet of the above described land; and this covenant shall attach to and run with the land.



19731003000055520 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/03/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 OCT -3 AM 9:44
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

BOOK 282 PAGE 854

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 23rd day of August, 1973.

(Seal)
(Seal)
(Seal)

(Seal)
(Billy G. Henke)
(Mary Jean Henke)
(Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

the undersigned

I, a Notary Public in and for said County, in said State, hereby certify that Billy G. Henke and wife, Mary Jean Henke

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 August, A. D., 1973.

Lancei Brasher