

This instrument was prepared by

(Name) Hollis Dickey

(Address) Route 5, Box 389 B, Bessemer, Ala. 35020

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, six hundred Dollars (\$1,600.00)

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

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

Juluis W. Ward and wife Paula H. Ward

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

Commence at the Northeast corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 2, Township 24, Range 13 East and run South along the East line of said forty acres 240 feet to the Southeast corner of lot owned by Hattie Lee Battle to the point of beginning; thence West along the South line of said Battle lot and parallel with the North line of said forty acres run 140 feet to the East line of an unpaved street; thence along said street South and parallel with the East line of said forty acres 104 feet; thence East and parallel with the North line of said forty acres 140 feet to the East line of said forty acres; thence North along the East line of same 105 feet to the point of beginning; together with the full right of ingress and egress to and from said lot along a street which is 20 feet wide and extends North and South along the West line of said lot and intersects with a public road running along the North line of property owned by L.H. Driver. MINERALS AND MINING RIGHTS EXCEPTED.



19731009000056490 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/09/1973 12:00:00 AM FILED/CERT

BOOK 283 PAGE 37

REC. BROS. JUDGE AS SHOWN ABOVE
U.C.C. FILED JUDGE OR
CLERK OF PROBATE
1973 OCT - 9 PM 5:01
JULIE S. VANCE
1973 OCT - 9 PM 5:01
JULIE S. VANCE

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 his hands(s) and seal(s), this 18th day of September, 1973.

(Seal)

(Seal)

(Seal)

James A. Vance
Julie S. Vance

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, Hollis Dickey, a Notary Public in and for said County, in said State, hereby certify that James A. Vance 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, A. D., 1973.

Hollis Dickey

Notary Public