

This instrument was prepared by

(Name) Geo. H. Watson

(Address) 3404 Pine Ridge Road

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand (\$12,000) Dollars

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

George H. Watson and wife Mildred B. Watson

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

Mafus^R/Bird

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

All that part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 20, Range 2 East, lying South and West of Chancellors Ferry Road, containing 15 acres, more or less.

Except utility easements and public road rights of Way of record

Being the same property conveyed by Walter G. Brush and wife, Poll Brush, to George H. Watson, by deed dated May 31, 1973, filed for record in the office of Probate Court of Shelby County, Ala. on Aug. 29, 1973, at 11:16 o'clock, and recorded in Deed Book 282, page 342

Being subject to mortgage for \$7,900 to Walter G. Brush, dated 5/31/73, recorded in Probate Office, Shelby County, Ala. in mortgage book 333, page 600, which purchaser herewith assumes.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Rec'd Dec 12 12:00
1973 DEC 12 AM 7:44

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE



19731212000066890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/12/1973 12:00:00 AM FILED/CERT

BOOK 284 PAGE 172

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 3rd day of December, 1973

(Seal)

(Seal)

(Seal)

Geo H. Watson

(Seal)

Geo. H. Watson

Mildred B. Watson

(Seal)

Mildred B. Watson

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

Cassie Lee Miller

hereby certify that George H. Watson and wife Mildred B. Watson whose names 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 3 day of Dec. A. D., 1973

Cassie Lee Miller

Notary Public.