

This instrument was prepared by

(Name) William F. Denson, III

(Address) Post Office Box 114, Calera, Alabama 35040

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 Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration-

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Stephen D. Cowart, as Executor of the Estate of Cecil D. Cowart, deceased, Jeffie L. Cowart McLemore and husband Carl McLemore, Frances Cecile Cowart Lochridge and husband Robert Lochridge, and Stephen D. Cowart and wife Betty R. Cowart, jointly and severally (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Frances W. Cowart
their undivided interests in and to
(herein referred to as grantee, whether one or more)/the following described real estate, situated in
Shelby County, Alabama, to-wit:

A lot or parcel of land in the Town of Calera, Shelby County, Alabama, being more particularly described as follows:

A portion of Lot 6, Block 273, Dunstan's map of the Town of Calera, Shelby County, Alabama, fronting 90' on 14th Street and fronting 150' on 19th Avenue, and bounded on the North and on the East by the premises of the Shelby County Board of Education, on the South by 19th Avenue, and on the West by 14th Street. This description is intended to convey that certain lot or parcel of land transferred to C. D. Cowart by warranty deed from W. G. Nichols and wife, Lena C. Nichols, dated May 18, 1923, and recorded in Deed Book 73 at Page 117, Probate Records, Shelby County, Alabama.

BOOK 284 PAGE 571

19740102000000190 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/02/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN - 2 AM 10:17
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CORRECTION NUMBER
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 25th day of December, 1973.

Jeffie L. Cowart McLemore (Seal)

Carl McLemore (Seal)

Frances Cecile Cowart Lochridge (Seal)

Stephen D. Cowart (Seal)
Stephen D. Cowart, as Executor of the
Estate of Cecil D. Cowart, deceased

Robert Lochridge (Seal)

Stephen D. Cowart (Seal)

Betty R. Cowart (Seal)

STATE OF ALABAMA

Madison COUNTY

William F. Denson, III

Notary Public in and for said County, in said State,
I hereby certify that Stephen D. Cowart, as Executor of the Estate of Cecil D. Cowart, deceased, Jeffie L. Cowart McLemore and husband Carl McLemore, Frances Cecile Cowart Lochridge and husband Robert Lochridge, and Stephen D. Cowart and wife Betty R. Cowart, 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 25th day of December, A. D., 1973.

General Acknowledgment

Notary Public.

Commission Expires 16, 1976