

This instrument was prepared by

(Name) Wallace, Ellis & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred and no/100 (\$400.00) Dollars and other good and valuable considerations

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

Leonard N. Wyatt, Sr. and wife, Kathleen E. Wyatt

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

Annie Pearl Garner

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

Lot No. 1

Commence at the Southwest Corner of the Northwest One-Fourth of the Northwest One-Fourt of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed East along the South Boundary of said quarter-quarter section for a distance of 918.8 feet; thence proceed North for a distance of 10 feet to the point of beginning. From this beginning point continue North for a distance of 200 feet; thence proceed North 88 deg. East parallel to the South Boundary of said quarter-quarter section for a distance of 100 feet; thence proceed South for a distance of 200 feet; thence proceed West for a distance of 100 feet to the point of beginning.

Lot No. 2

Commence at the Southwest Corner of the Northwest One-Fourth of the Northwest One-Fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed East along the South Boundary of said quarter-quarter section for a distance of 1018.8 feet; thence proceed North for a distance of 10 feet to the point of beginning. From this beginning point continue North for a distance of 200 feet; thence proceed North 88 deg. East parallel to the South Boundary of said quarter-quarter section for a distance of 100 feet; thence proceed South for a distance of 200 feet; thence proceed West for a distance of 100 feet to the point of beginning.



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Shelby Cnty Judge of Probate, AL
01/14/1974 12:00:00 AM FILED/CERT

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 30th day of November, 1973.

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
BK. & PAGE AS SHOWN ABOVE
1974 JAN 14 PM 4:12
INSTRUMENT WAS FILED
I CERTIFY THIS
STATE OF ALABAMA
SHELBY COUNTY

Leonard N. Wyatt Sr. (Seal)
Kathleen E. Wyatt (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leonard N. Wyatt, Sr. and wife, Kathleen E. Wyatt, 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 30th day of November, A. D., 1973.

[Signature]

Notary Public