

This instrument prepared by

(Name) Betty Nolan as an employee of Jackson Company

(Address) 100 Office Park Drive, Birmingham, Alabama 35223

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:

See Mtg 337- 98

That in consideration of THIRTY NINE THOUSAND NINE HUNDRED AND NO/100 (\$39,900.00) Dollars

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

James H. Hughes and wife Nettie L. Hughes

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Austella Shirey Banks, an unmarried woman

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

Lots 1, 2 and 3 Block 79, according to J. H. Dunstan's map of Town of Calera, Alabama as recorded in the Probate Office of Shelby County, Alabama.

Subject to: Ad valorem taxes for the year 1974.

Restrictions contained in Vol. 217 Page 360 in the Probate Office of Shelby County, Alabama.

\$39,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19740206000005970 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/06/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
1974 FEB -6 AM 8:36
See Mtg 337-98
INSTRUMENT WAS FILED
Conservatory

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 4th day of February, 1974.

Betty Nolan (Seal)
(Seal)
(Seal)

James H. Hughes (Seal)
James H. Hughes
Nettie L. Hughes (Seal)
Nettie L. Hughes
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Hughes and wife Nettie L. Hughes whose name 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 4th day of February, A. D., 1974.
Betty Nolan
Notary Public.