

This instrument was prepared by

(Name) HEAD AND HEAD
Attorneys at Law
(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

3485

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of other valuable consideration and One dollar (\$1.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, E. C. Phillips and wife, Helen Phillips,

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

John L. Bearden

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

Begin at the southeast corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, Township 22, Range 4 West, and run thence west along the south line of said ten acre tract a distance of 94 feet; run thence North, parallel with the East line of said ten acre tract, a distance of 330 feet, more or less, to the South line of the North half of said ten acre tract; run thence East, along the South line of the North half of said ten acre tract, a distance of 94 feet to the southeast corner of the North half of said ten acre tract; run thence South, along the East line of said ten acre tract, a distance of 330 feet, more or less, to the point of beginning.

Subject to easements and rights of way of record.

BOOK 285 PAGE 267

19740211000006590 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/11/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB 11 AM 9:24
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conceded
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 7th
day of February, 19 74.

_____(Seal)
_____(Seal)
_____(Seal)

Carl C Phillips (Seal)
Helen Phillips (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E. C. Phillips and wife, Helen Phillips, 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 7th day of February, 19 74.

John L. Bearden
Public.