

(Name) Wallace, Ellis & Fowler

(Address) P. O. Box 587, Columbiana, Alabama 35051 3560

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Dollars (\$1,000.00) 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, Irene M. Clackler Connell and husband William O. Connell

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

W. A. Clackler

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

A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 20, Range 1 West, described as follows: Beginning at the northwest corner of said forty acres and run east along the North line of said forty acres 216 feet; thence South and parallel with the West line of said forty acres 400 feet to a point; thence West and parallel with the North line of said forty acres 216 feet to the West line of said forty acres; thence North along the West line of said forty acres 400 feet to the point of beginning, except that part owned by H. E. Clackler.

The Grantors retain a vendor's lien against their interest in the above described property in the amount of \$800.00, payable \$500.00 in 30 days from date and the remaining \$300.00 due and payable within 6 months from date.



19740213000007120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/13/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB 13 AM 9:56
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
COMM. BY
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 13th day of February, 1974.

(Seal)

Irene M. Clackler Connell (Seal)

(Seal)

William O. Connell (Seal)

(Seal)

(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 Irene M. Clackler Connell and husband, William O. Connell, 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 13th day of February, A. D. 1974.

Paul J. Brown
Notary Public