

This instrument was prepared by

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Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

349

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Five Hundred and no/100 (\$2500.00) Dollars

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

Jeannie Horton and husband, Marvin Horton

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

Benny Davis

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

That part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Beginning at a point 245 feet North from the Southeast corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and thence run North along the East boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 415 feet to a point; thence run West and perpendicular to the East boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 220 feet to the East right-of-way line of Shelby County Road No. 37; thence Southerly along said East right-of-way line a distance of 430 feet, more or less, to the North line of the Calvin Miller property; thence run East along the North line of said Calvin Miller property a distance of 140 feet to the point of beginning; containing 1.7 acres, more or less.

Also, that part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and run thence North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 660 feet to the point of beginning of the lot conveyed, the same being the Northeast corner of the above described lot and thence run East and perpendicular to the said West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 136 feet; thence run Southerly 105 feet to a point; thence run West a distance of 120 feet to the West boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run North along said West boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 120 feet, more or less, to the point of beginning; containing .4 of an acre, more or less.



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Shelby Cnty Judge of Probate, AL
03/22/1974 01:00:00 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

March, 19 74

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 MAR 22 AM 11:00
U.C.C. FILE NUMBER OR REG. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Cora J. Smith

(Seal)

Marvin D. Horton

(Seal)

(Seal)

Jeannie Horton

(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 Jeannie Horton and husband, Marvin Horton 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 22nd day of March, A. D., 19 74

Notary Public, State of Alabama at Large
My Commission Expires November 13, 1976
Bonded by American Indemnity Co.

Notary Public.