

This instrument was prepared by

(Name) Ralph W. Hill

(Address) F. C. Box 26164, Birmingham, Alabama 35226 4468

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1.00 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, Jimmy Spain and Billie F. Spain, his wife

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

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

Lot #7A, in Spain Estates, according to map of said Spain Estates, recorded in the Probate Office of Shelby County, Alabama in Map Book 5, Page 32.



19740327000014330 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/27/1974 01:00:00 AM FILED/CERT

BOOK 286 PAGE 23

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 MAR 27 AM 11:33
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Convey by Subst
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 20th day of March, 1974.

(Seal) Jimmy Spain (Seal)
(Seal) Billie F. Spain (Seal)
(Seal) (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Margaret Boyd, a Notary Public in and for said County, in said State, hereby certify that Jimmy Spain and Billie F. Spain 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 20th day of March, A. D., 1974.

Margaret a. Boyd
Notary Public