

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys 6732

(Address) Columbiana, Alaabama 35051

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:

That in consideration of Six Hundred and no/100 (\$600.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, A. C. Poe, an unmarried man

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

Albert Poe

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

NW¹/₄ of NE¹/₄ of NE¹/₄ of Section 12, Township 22, Range 1 West, less a portion thereof which has been conveyed.

BOOK 287 PAGE 659



19740703000032770 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/03/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL -3 PM 11:26
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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, I have hereunto set my hands(s) and seal(s), this 3rd day of July, 1974.

(Seal) A. C. Poe (Seal)
(Seal) (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 A. C. Poe whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of July A. D. 19 74

Nancy Farmer

Public.