

This instrument was prepared by
(Name) Wallace, Ellis & Fowler
Columbiana, Alabama
(Address) 7054

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 FIFTEEN HUNDRED AND NO/100 (\$1500.00) DOLLARS

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

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

(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 NE¼ of SE¼ of Section 23, Township 21 South, Range 1 West, described as follows: Commence at the SE corner of said ¼ ¼ Section and run North along East line 500 feet to point of beginning of lot herein described; thence continue North along East line of said ¼ ¼ Section 100 feet; thence North 87 deg. 45' West 442 feet to the East boundary of the Columbiana-Chelsea road; thence South along said right of way line of said road 100 feet; thence South 87 deg. 45' East 442 feet to point of beginning.

19740718000035630 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/18/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL 18 AM 11:05
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REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad M. Brasher

BOOK 287 PAGE 858

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 7th day of March, 1974

(Seal) Herman Sutton (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 Herman Sutton 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 7th day of March A. D., 1974
Conrad M. Brasher Public.

RETURN TO: *Waller*

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

19740718000035630 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

The undersigned Herman Sutton hereby certifies the he has received the full amount of \$1500.00 for his interest in the real estate described on this Deed and that no further amount is due him.

This the 7th day of March, 1974.

Herman Sutton

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Reel 2nd 1-50
1974 JUL 18 AM 11:05

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Funder
JUDGE OF PROBATE