

340,000

This instrument was prepared by

(Name) Walter Cornelius, Attorney at Law

7502

(Address) 523 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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Shelby Cnty Judge of Probate, AL  
08/07/1974 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar, Love and Affection, and other good and valuable consideration,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
~~know~~, Grace C. Cramer, a single woman,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto my daughter, Eugenia C. Clemore (herein referred to as grantee) an undivided one-half (1/2) interest in and to

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

S-1/2 of NE-1/4 of NE-1/4; W-1/2 of NE-1/4; W-1/2 of NW-1/4 of SE-1/4; and NE-1/4 of SW-1/4, all in Section 16, Township 19 South, Range 1 West, less and except approximately 1.5 acres located in the NW corner of the NE-1/4 of SW-1/4 and more particularly described in deed to Arthur Wydeman and Pearl May Wydeman recorded in Deed Book 160, Pg. 93, in the Probate Office of Shelby County, Alabama, and less and except approximately one acre near the NE corner of the NW-1/4 of NE-1/4 and more particularly described in deed to Eugenia C. Clemore and Mildred W. Wright recorded in Deed Book 225, Pg. 439, in said Probate Office, and less and except approximately three (3) acres located near the NE corner of the NW-1/4 of the NE-1/4 and more particularly described as follows: Commence at the NE corner of said forty and run West along the North line thereof a distance of 425 feet to the point of beginning; thence continue in the same direction along said forty a distance of 225 feet; thence South and parallel with the East line of said forty a distance of 600 feet; thence East and parallel with the North line of said forty a distance of 225 feet; thence North and parallel with the East line of said forty a distance of 600 feet to the point of beginning; together with perpetual right to use that certain 50 foot circular roadway along the South line of that certain lot described in deed recorded in Deed Book 225, Pg. 439, in the said Probate Office. All of the property herein conveyed is subject to rights of way of the Dunnivant paved highway, as the same now exists.

The said Grace C. Cramer, grantor herein, is one and the same person as the Grace C. Cramer named as grantee in that certain warranty deed recorded in Deed Book 226, Pg. 392, in the Probate Office of Shelby County, Alabama.

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 5th day of August, 1974.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, Martha Lee, a Notary Public in and for said County in said State, hereby certify that Grace C. Cramer, a single woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August, A. D., 1974.

My Comm. Expires: 8/27/75