

This instrument prepared by

(Name) Walter Cornelius, Attorney at Law

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

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 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 or we, Grace C. Cramer, a single woman, and Walter Cornelius and wife, Lenora W. Cornelius,

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

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

Commence at the Northeast corner of NW-1/4 of NE-1/4 of Section 16, Township 19 South, Range 1 West, and run West along the North line of said forty 425 feet to the point of beginning; thence continue in the same direction along said forty a distance of 225 feet; thence run South and parallel with the East line of said forty 200 feet; thence run East and parallel with the North line of said forty 225 feet; thence run North and parallel with the East line of said forty 200 feet to the point of beginning; together with the right of the grantee, her heirs, successors, and assigns, forever to use that certain 50 foot circular roadway running along the South line of the lot conveyed to Eugenia C. Clemore and Mildred W. Wright by deed recorded in Deed Book 225, Page 439, in the Probate Office of Shelby County, Alabama. Containing one (1) acre, more or less.

Subject to all easements of record, and to current year ad valorem taxes, which the grantee herein hereby assumes and promises and agrees to pay.

BOOK 288 PAGE 228

19740807000039100 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/07/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG - 7 AM 10:40
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cornelius
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 3rd day of August, 1974.

(Seal)

(Seal)

(Seal)

Grace C. Cramer (Seal)
GRACE C. CRAMER
Walter Cornelius (Seal)
WALTER CORNELIUS
Lenora W. Cornelius (Seal)
LENORA W. CORNELIUS

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, Martha Self, a Notary Public in and for said County, in said State, hereby certify that Grace C. Cramer, a single woman, and Walter Cornelius and wife, Lenora W. Cornelius, 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 3rd day of August, 1974.

Martha Self
Notary Public

Mr. Commissioner, Exempt: 2/27/75