

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

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 AND NO/100 (\$1.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
W. H. Franklin, Jr., a single man

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

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

A parcel of land in the Southeast corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 20, Range 4 West, more particularly described as follows: Commence at the Southeast corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and run thence Northerly along the East boundary of said 10 acre tract 210 feet; thence Westerly and parallel with the South boundary of said 10 acre tract 210 feet to a point; thence Southerly and parallel with the East boundary of said 10 acre tract 210 feet to the South boundary thereof; thence Easterly along the South boundary of said 10 acre tract 210 feet to point of beginning. Containing 1 acre, more or less.
Except minerals and mining rights.

BOOK 288 PAGE 313



19740815000040330 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/15/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG 15 AM 10:38
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 15th day of August, 1974.

(Seal) W.H. Franklin Jr. (Seal)
(Seal) (W. H. Franklin, Jr.) (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 W. H. Franklin, Jr. 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 15th day of August, A.D., 1974.

Betty G. Cep Public.