

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 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 FIFTEEN THOUSAND DOLLARS PLUS ASSUMPTION OF HEREINAFTER DESCRIBED MORTGAGE AND EXECUTION OF SECOND PURCHASE MONEY MORTGAGE

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

Frank W. Perkins and wife, Ella R. Perkins

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

Patricia M. Stevens

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

The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 20 South, Range 1 East.
The N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 1 East.

There is excepted from the warranty herein made any boundary line dispute on the Western boundary of the property conveyed above.

There is excepted herefrom an undivided 45% interest in all minerals of every kind or character or gas, oil or petroleum products.

19740903000043040 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/03/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Rec'd Sep 15.00
1974 SEP -3 PM 9:07
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

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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 30th day of August, 1974.

(Seal)
(Seal)
(Seal)

Ella R. Perkins (Seal)
Frank W. Perkins (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 Frank W. Perkins and wife, Ella R. Perkins 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 30th day of August, A. D., 1974.

Frank Ellis
Notary Public.