

This instrument was prepared by

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Attorneys at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand and no/100 Dollars and the execution of a Purchase Money Mortgage for \$24,000.00

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

Samuel E. Burns and wife, Roberta C. Burns

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

Emmett D. Bates, III

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

The NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, Township 13 South, Range 1 East;

Also all that part of the South Half of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 13 South, Range 1 East, lying south of Montevallo Road.



19740926000047580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/26/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 SEP 26 PM 12:00
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Smith
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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th day of September, 1974.

(SEAL)

Samuel E. Burns

(SEAL)

(SEAL)

Roberta C. Burns

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

Notary Public in and for said County,
I, Martha B. Janner, hereby certify that Samuel E. Burns and wife, Roberta C. Burns

appeared before me, a Notary Public, and acknowledged to me that they executed the foregoing instrument on the day of the month of September, 1974.

Witness my hand and seal this 20th day of September, 1974.

Martha B. Janner