

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

2258

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar

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

Walter W. Watkins and wife, Lillie C. Watkins

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

Charles Lee Watkins and John Larry Watkins

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

The N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 5, Township 21, Range 1 East.



19750131000004860 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/31/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JAN 31 PM 1:52
REC. BK. & PAGE AS SHOWN ABOVE
J.C.C. FILE NUMBER OR
Cons. of M. & B. 11-1-75
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

day of January, 1975

(SEAL)

Walter W. Watkins
Walter W. Watkins

(SEAL)

(SEAL)

Lillie C. Watkins
Lillie C. Watkins

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Martha B. Jeener, a Notary Public in and for said County, in said State, hereby certify that Walter W. Watkins and wife, Lillie C. Watkins

whose name(s) 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 31st day of January

Martha B. Jeener
Notary Public