This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

1319

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 Love & Affection and the sum of Ten and no/100 ($10.00) Dollars

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

James M. Rowe, Sr. and wife, Lois E. Rowe

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

James Marvin Rowe, III

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

A part of the SE¼ of NW¼ of Section 12, Township 19, Range 2 East, more particularly described as follows: Commence at a point where the Southern boundary of Shelby County Highway No. 60 intersects the Western boundary of the NW¼ of said Section 12, and run thence in an Easterly direction along the Southern right of way boundary of said County Road No. 60,a distance of 1500 feet to point of beginning; thence continue in the same direction along the Southern boundary of the right of way of said County Highway No. 60 a distance of 300 feet to a point; thence turn to the right and run South 300 feet; thence turn to the right and run Westerly, parallel with the Southern boundary of said County Highway No. 60 a distance of 300 feet; thence turn to the right and run North 300 feet to point of beginning; containing 2.06 acres, more or less.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB -4 PM 1:13

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE

1975020400005550 1/1 $.00
Shelby Cnty Judge of Probate, AL
02/04/1975 12:00:00AM FILED/CERT

BOOK

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 27 day of January, 1975.

(Seal)

James M. Rowe, Sr. (Seal)
(James M. Rowe, Sr.)

(Seal)

Lois E. Rowe (Seal)
(Lois E. Rowe)

(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 James M. Rowe, Sr. and wife, Lois E. Rowe 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 27 day of January A. D., 1975.

Marie G. Clegg
Notary Public.

My Commission Exp[redacted]uary 7, 1977