

This instrument was prepared by

(Name) James R. Moncus, Jr.
(Address) 1315 City Federal Bldg.
Birmingham, AL 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19750207000006010 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/07/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One dollar and other good and valuable consideration

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

James Coyle Stinson and wife, Michele B. Stinson

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

James Coyle Stinson

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

A tract of land of a uniform width of 200 feet lying East of and contiguous to a 20 foot alley as the same extends along the East boundary of Lots 17 to 20, both inclusive of Block 4, according to Nickerson-Scott Survey, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 34, more particularly described as follows: Begin at a point on the East boundary of a 20 foot alley, at a point where the South boundary line of Lot 21, Block 4, according to said Nickerson-Scott Survey, if extended Easterly would intersect the said East boundary of said alley, which said point is the point of beginning; thence continue along said Eastern extension of the South boundary of said Lot 21, Block 4, a distance of 200 feet; thence Southerly and parallel with the East boundary of said alley to a point of intersection with a Easterly extension of the South boundary of Lot 17, Block 4, according to said survey; thence turn an angle 90° to the right and run Westerly along said extension of said South boundary of Lot 17, 200 feet to the East boundary of said alley; thence Northerly along the East boundary of said alley to the point of beginning.

Subject to all easements, restrictions and rights of way of record.

The Grantee herein is one and the same as the Grantor James Coyle Stinson, the conveyance hereby being made to vest absolute fee simple title in the Grantee alone.

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
1975 FEB -7 PM 1:30
JUDGE OF PROBATE
RECORDED & PAGE AS SHOWN ABOVE
C.C. FILE NUMBER 01807

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 GRANTEE, 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 6th day of February, 1975

(Seal)
(Seal)
(Seal)

(Seal) James Coyle Stinson
JAMES COYLE STINSON
(Seal) Michele B. Stinson
MICHELE B. STINSON, WIFE
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Coyle Stinson and wife Michele B. Stinson, 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 6th day of February, A. D., 1975

NOTARY PUBLIC
J. H. HANCOCK
Notary Public.

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