

This instrument was prepared by

(Name) Wallace, Ellis, Head & 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 Love and Affection and the sum of One Dollar (\$1.00)

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

Ella Peters, unmarried

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto my undivided one-half interest

Mary A. Peters

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

One rectangular lot, 75 x 150 feet, facing 75 feet on Middle Street, in the Town of Montevallo, Alabama located as follows: Begin at a point on the Westerly boundary of Middle Street 75 feet from the NW corner of the intersection of Middle Street and Valley Streets, in a Northerly direction; thence perpendicular to Middle Street in a Westerly direction 150 feet; thence in a Northerly direction parallel to Middle Street 75 feet; thence in an easterly direction 150 feet to the Westernmost boundary of Middle Street; thence in a southerly direction 75 feet along said boundary to point of beginning.

Said grantor conveying her interest in the realty conveyed by Edgar G. Givhan, II, an unmarried man, to Ella Peters and Mary A. Peters on September 8, 1953 as recorded in Deed Book 162, Page 352, Probate Records, Shelby County, Alabama.

BOOK 290 PAGE 668

19750211000006580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/11/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB 11 AM 8:40
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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 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, I have hereunto set my hands(s) and seal(s), this February day of 19.75.

Ella Peters (Seal) Witnessed by Aunt L. Scott (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 Ella Peters, unmarried whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of February A. D., 1975

MY COMMISSION EXPIRES JANUARY 2, 1977 Notary Public.