

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(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 ONE HUNDRED DOLLARS (\$100.00) & 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, B. E. Smith and wife, Ann Johnson Smith

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

Jefferson D. Falkner, Jr. and Robert Butterworth, Jr.

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

Commencing at the SE corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, and run North 3 deg. 30' West a distance of 618.44 feet to a point on the NW margin of Mildred Street (being the SE corner of the Shelby County Health Department property); thence South 68 deg. 38' West along the NW margin of Mildred Street a distance of 131.0 feet to point of beginning of the lot herein described; thence continue South 68 deg. 38' West along the said NW margin of Mildred Street a distance of 74.0 feet to a point; thence North 76 deg. 07' 30" West a distance of 9.84 feet to a point (being the SE corner of the Post Office property); thence North 3 deg. 12' West along the East boundary of the said Post Office property a distance of 137.05 feet to a point (being the NE corner of the said Post Office property); thence North 84 deg. 16' East a distance of 77.78 feet to a point; thence South 4 deg. 10' 30" East a distance of 120.34 feet to point of beginning. Situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
03/03/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Rec'd. for Filing
1975 MAR -3 PM 1:56
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

BOOK 291 PAGE 53

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 February, 1975.

(Seal)
(Seal)
(Seal)

B. E. Smith (Seal)
Ann Johnson Smith (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 B. E. Smith and Ann Johnson Smith 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 February, A. D., 1975.

Notary Public