

This instrument was prepared by

(Name) Frank B. Parsons, Attorney,

(Address) 4615 Gary Ave., Fairfield, Ala. 35064

3005

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:

See Mtg 344 - 750

That in consideration of Three Thousand and no/100 (\$3,000.00) Dollars and the execution of a purchase money mortgage of even date herewith for Nine Thousand Dollars (\$9,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William Archie Phillips, Jr., and wife, Sharon Phillips,

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

Preston L. Jackson and wife, Patricia Ann Jackson,

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

The South half of the NE 1/4 of the NW 1/4, of Section 30, Township 20, Range 1 West. Subject to reservation of 30 foot easement on the east side of said property, being the east 30 feet thereof for ingress and egress to the property north and south thereof.

19750314000011440 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/14/1975 12:00:00AM FILED/CERT

BOOK 291 PAGE 203

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 MAR 14 PM 1:52
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, We have hereunto set our hands(s) and seal(s), this 7th day of March, 1975.

(Seal)
(Seal)
(Seal)

William Archie Phillips Jr. (Seal)
Sharon Phillips (Seal)
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Frank B. Parsons, a Notary Public in and for said County, in said State, hereby certify that William Archie Phillips, Jr., and wife, Sharon Phillips, 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 7th day of March, A. D., 1975.

Frank B. Parsons

Notary Public.