

(Name).....

(Address).....

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 TEN (\$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,

Walter F. Bates, Sr. and his wife Onie H. Bates

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

Walter F. Bates, Jr. and Peggy Jean Johnson

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

Starting at the Northeast corner of the Thomas Hitchcock lot and running North One Hundred Forty (140) Yards; thence West One Hundred Forty (140) Yards; thence Thence South One Hundred Forty (140) Yards; thence thence East One Hundred Forty (140) Yards to the starting point, containing Four (4) acres, more or less, being a part of the Southwest Quarter of the Northwest Quarter, Section 14, Township 19 South, Range 2 East, situated in the Town of Vincent, Shelby County, Ala.

(A one-half interest in and to the herein recited real estate was devised to Walter F. Bates, Sr. by the last will and testament of Lexie Vaughn Bates as shown by record of said last will and testament recorded in the Office of the Judge of Probate, Jefferson County, Alabama in Judicial Record, Vol. 173 at pages ~~173~~ 382 to 390 inclusive)

BOOK 292 PAGE 38

19750501000021210 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
05/01/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 MAY - 1 AM 9:41  
Deed Fee .50  
Cornel Johnson  
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 11th. day of July, 19 69.

Walter F. Bates Sr. (Seal) \_\_\_\_\_ (Seal)  
Onie H. Bates. (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_. (Seal) \_\_\_\_\_ (Seal)

ILLINOIS  
STATE OF ~~MISSISSIPPI~~  
COOK COUNTY

General Acknowledgment

I, Robert W. Zimmerman, a Notary Public in and for said County, in said State, hereby certify that Walter F. Bates, Sr. and his Wife Onie H. Bates 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of July, A. D., 19 69  
Robert W. Zimmerman  
Notary Public.