

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19750526000025290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/26/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of other valuable considerations and One and No/100 Dollar

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

Ronald Jackson Albright and wife, Lynda Albright

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

Sandra Albright Rogers

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Our undivided interests in and to the following described property:

Commence at the SW corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 36, Township 21 South, Range 3 West and run thence North 1091.0 feet to the point of beginning of the parcel herein described; thence continue North along the same course a distance of 208.7 feet to a corner of property heretofore conveyed to Linton Porter and wife, Mary Nell Porter, as shown by deed recorded in Deed Book 258 at page 759, Office of Judge of Probate of Shelby County, Alabama; thence run East along said Porter property a distance of 417.4 feet to a corner of said Porter property; thence run South, along said Porter property a distance of 208.7 feet to a corner of said Porter property; thence run West a distance of 417.4 feet to the point of beginning, subject to easements and rights of way of record.

Also, the grantors convey to the grantee the right and option for said grantee, Sandra Albright Rogers, to purchase the North Half of the following described parcel:

A part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 22 South, Range 3 West, described as follows: Begin at the SW corner of said forty and run North 4 deg. 16 min. West a distance of 751.95 feet to the center of Spring Creek; thence in a Southeasterly direction along the center of Spring Creek a distance of 260 feet; thence South 4 deg. 16 min. East a distance of 659.0 feet to the Elm Tree Corner; thence North 86 deg. 16 min. West a distance of 211.18 feet to the point of beginning, containing 3.02 acres, more or less,

and to receive a regular warranty deed for the same, free from all liens and encumbrances except those which now exist against said property, at and for the sum of \$1.00, said right and option to expire 20 years from date.

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

day of March, 1975.

Ronald Jackson Albright (Seal)
Lynda Albright (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 Ronald Jackson Albright and wife, Lynda Albright 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 2 day of May, A. D., 1975.

Burly K Crumpton
Notary Public.