

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) P. O. Box 1227, Columbiana, Alabama 35051

5776

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 and No/100 (\$100.00) Dollars and other good and valuable considerations,

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

John F. Duke and wife, Patricia Ann Duke,

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

Edna M. Brown, a widow,

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

Lot 1, according to the Survey of Chelsea Estates, First Addition, as recorded in Map Book 5, at Page 65, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

BOOK 293 PAGE 166



19750627000033550 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/27/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 26 PM 4:10
Shelby Co. 57
Clerk of Probate
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 26th day of June, 19 75.

(Seal)

(Seal)

(Seal)

John F. Duke (Seal)
John F. Duke
Patricia Ann Duke (Seal)
Patricia Ann Duke

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John F. Duke and wife, Patricia Ann Duke whose name 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 26th day of June, A. D., 19 75.

Wade H. Morton, Jr.
Notary Public