

This instrument was prepared by

(Name) HARRISON and CONWILL

(Address).....

1253

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 and no/100 Dollars and 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,

Florine Johnson, a single person, and Eugene Dates, a single person

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

Karen Joines

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

All our undivided interest into the following property:

SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 3, Township 19, Range 2 East. The East 591 feet of the NW $\frac{1}{4}$ -NE $\frac{1}{4}$ of Section 10, Township 19, Range 2 East, lying North of Spring Creek Road. A part of NW $\frac{1}{4}$ -NE $\frac{1}{4}$ of Section 10, Township 19, Range 2 East as follows: Begin at the NW corner of NW $\frac{1}{4}$ -NE $\frac{1}{4}$, thence East 243 yards, thence South 424 $\frac{2}{3}$ yards to road, thence West 58 $\frac{2}{3}$ yards, thence North 114 $\frac{1}{3}$ yards, thence West 187 yards, thence North to point of beginning.

BOOK 295 PAGE 252

19751223000072630 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/23/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 DEC 23 AM 11:33
Carol 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, they have hereunto set their hands(s) and seal(s), this 23rd day of August, 1973

Florine Johnson (Seal) (Seal)
Eugene Dates (Seal) (Seal)

STATE OF ALABAMA
Cook COUNTY }
General Acknowledgment
I, Mauphelle Payne, a Notary Public in and for said County, in said State, hereby certify that Florine Johnson Eugene Dates whose name they 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 23 day of August, A. D., 1973
Mauphelle Payne
Notary Public.