

(Name) Harrison and Conwill
P. O. Box 557
(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration

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

Lewis Baer and wife, Sadie Baer

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

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

That certain lot containing 2 acres, more or less in a square which forms the southeast corner of Calera or 16th Street and Smith Street or 20th Avenue, said lot fronting 295.6 feet along the east side of said 16th Street and extending back in an easterly direction of uniform width 295.6 feet with the north line of said lot being the south line of said 20th Avenue; ALSO, Lot 3 in Block 261 according to Dunstan's Survey of the Town of Calera, Alabama, all being situated in Shelby County, Alabama.

Lot 3 in Block 261 according to Dunstan's Survey of the town of Calera, Alabama.



19760216000011670 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/16/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB 16 AM 11:49
Shelby Jpg 100
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 said grantee, his, her or their heirs and assigns, that I (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 22 day of January, 1976.

(SEAL) Lewis Baer (SEAL)

(SEAL) Sadie Baer (SEAL)

(SEAL) (SEAL)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Irene Henry a Notary Public in and for said County,
in said State, hereby certify that Lewis Baer and wife, Sadie Baer

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 22 day of January, A.D. 1976.

Irene Henry
Notary Public
Notary Public, State of Alabama at Large
My Commission Expires September 1, 1979
Bonded by Western Surety