

This instrument was prepared by

(Name) James F. Cordes

(Address) Rt. 2 Box 276, Clanton, Alabama 35045

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 Thousand Two Hundred and No/100 (\$10,200.00) Dollars

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

James Franklin Cordes and wife Shirley V. Cordes

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

Robert Lee Dawson, Jr. and wife Janice B. Dawson

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

A parcel of land in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 24, Range 13 East, lying West of and adjacent to Shelby County Highway No. 20 and described as follows: Commencing at a point on the West Right of Way Line of said Shelby County Highway No. 20 and running Northwesternly 73 feet to a point; thence Northwesternly 484 feet to a point; thence Westerly 1251 feet to a point; thence Southerly 60 feet to a point; thence Southeasterly 1360 feet to a point on the West Right of Way Line of said Shelby County Highway No. 20; thence Northeasterly along said Right of Way Line 250 feet to the point of beginning, containing 12 acres more or less.

Subject to easements, reservations and rights of way of record.



19760304000018350 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/04/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAR -4 PM 3:23
JUDGE OF PROBATE
Cordes M. Dawson

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 3rd day of March, 1976.

(Seal)

(Seal)

(Seal)

James Franklin Cordes (Seal)
Shirley V. Cordes (Seal)

STATE OF ALABAMA

Chilton

COUNTY

General Acknowledgment

I, Lora M. Owens, a Notary Public in and for said County, in said State, hereby certify that James Franklin Cordes & Shirley V. Cordes whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of March, A. D., 1976

Notary Public.

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