

This instrument was prepared by

(Name) BELL, JOHNSON & HILL, Attorneys at Law

(Address) P.O. Box 427, Pelham, Alabama 35124

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 Three thousand dollars (\$3,000.00)

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, Blanche M. Coger, a widow, and Mattie Tolbert and husband, Oscar Tolbert,

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

Charles Seales and wife, Martha E. Seales

(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 lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 36, Township 20 South, Range 3 West and more particularly described as follows:

Starting at the Southwest corner of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 36, Township 20 South, Range 3 West, known as the true corner which is 51 feet North of the previous used corner. Run northerly along West boundary line of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 452.0 feet to an iron marker, the point of beginning; thence continue along the said West boundary of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 183.0 feet to an iron marker at a fence thence run South 88 deg. 00 minutes East along the said fence to a point thence continue along the same line for a total distance of 589.7 feet to Northwest right-of-way of Highway 11, known as Simmsville Road; thence run Southwesterly along the said right-of-way of said road along a curve to the right and then to the left a distance of 270.8 feet to an iron marker on said right-of-way of said Highway 11, known as Simmsville Road, thence run North 88 degrees 00 minutes West a distance of 394.0 feet to the point of beginning.

Said parcel of land lies in the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and contains 2.1 acres.



19760408000031400 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/08/1976 12:00:00AM FILED/CERT

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 2 day of April, 1976.

(Seal)

(Seal)

(Seal)

Blanche M. Coger

BLANCHE M. COGER

Mattie Tolbert

MATTIE TOLBERT

Oscar Tolbert

OSCAR TOLBERT

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Lorain

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mattie Tolbert and husband, Oscar Tolbert, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, A. D., 1976.

John A. Howard

commission has no exp Public on date.

Charles Lasker
P.O. Box 242
Alabaster, Ala

RETURN TO:

BOOK 298 PAGE 63

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

360
300
300
175

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

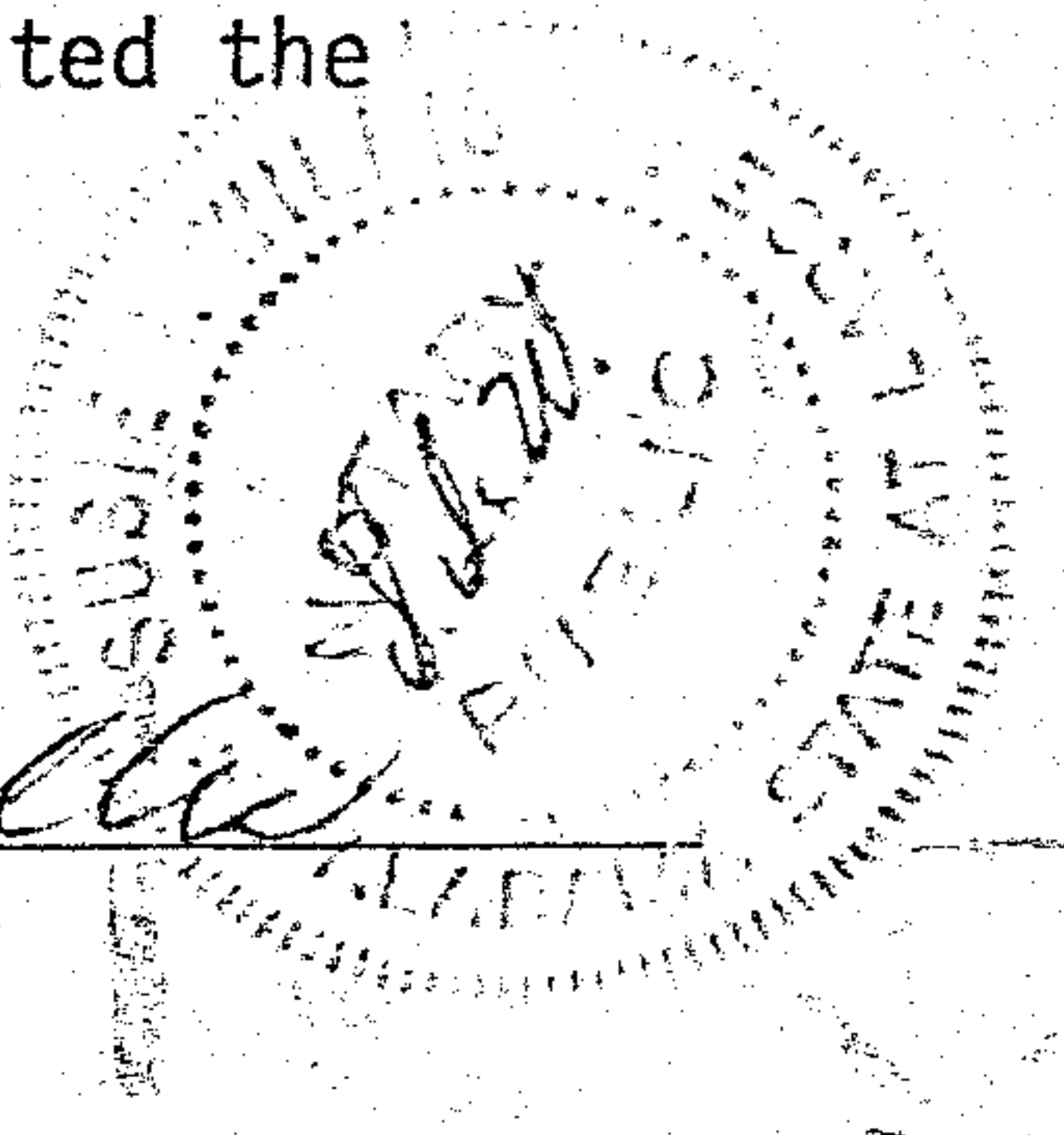
STATE OF Alabama)
COUNTY OF Shelby)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Blanche M. Coger, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, 1976.

Lucie S. Willis
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 APR -8 PM 1:15

Spec Jap 300

Cornel M. Bunch

JUDGE OF PROBATE

19760408000031400 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/08/1976 12:00:00AM FILED/CERT