

This instrument was prepared by

(Name) Harrison and Conwill
Attorneys at Law
(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 Two Thousand and no/100 Dollars and the assumption of that certain mortgage to Jefferson Federal Savings & Loan Association dtd. 12/24/75 and recorded in Mtg.Bk. 351, page 283 in Probate Office of Shelby County, Alabama to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, I or we,

Chester A. Cox and wife, Bessie B. Cox

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

James L. Tidd

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

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West; run thence West along Section line 663.22 feet; thence turning an angle of 88 deg. 24 min. and run North 497.42 feet to the point of beginning of the property herein described; thence run East 306.30 feet to a point on the West right-of-way line of a road; thence North along the West line of said road a distance of 140 feet to the point of intersection of another unnamed street; thence run West along the South line of said street a distance of 306.30 feet to a point; thence turn an angle of 91 deg. 31 min. to the left and run South a distance of 140 feet to the point of beginning.

19760728000070530 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/28/1976 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 said grantee, his, her or 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 stated above; that I (we have a good right to sell and convey the same as afore-said; 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 28th day of July, 1976.

(SEAL)

Chester A. Cox

(SEAL)

(SEAL)

Bessie B. Cox

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, H. L. Conwill,

a Notary Public in and for said County,

in said State, hereby certify that Chester A. Cox and wife, Bessie B. Cox

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 28th day of July, A.D. 1976.

Notary Public