

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

7312

WARRANTY DEED

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 where of is acknowledged, I or we,

Violet Spates and husband, John Spates

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

Allen Leon Green

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

One-half acre, more or less, located in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 3, Township 20 South, Range 2 East, more particularly described as follows: Commence at the point of intersection of the Northeast right-of-way line of Chancellor's Ferry Road and the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run in a Southeasterly direction along the said East line of said Chancellor's Ferry Road a distance of 210 feet to the point of beginning; thence run in an Easterly direction, parallel to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210 feet to a point; thence run in a Southeasterly direction, parallel to the East right-of-way line of said Chancellor's Ferry Road a distance of 105 feet to a point; thence run in a Westerly direction, parallel to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210 feet to a point on the East right-of-way line of Chancellor's Ferry Road; thence run in a Northwesterly direction along the East right-of-way line of said Chancellor's Ferry Road a distance of 105 feet to the point of beginning.

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 June 76 day of

300 PAGE 124
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 30 AM 11:14
Deed Ind. 50
Conrad M. Conley
JUDGE OF PROBATE

(SEAL) Violet Spates (SEAL)
Violet Spates
(SEAL) John E. Spates (SEAL)
John Spates
(SEAL) (SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Robert A. Muller Sr.

a Notary Public in and for said County,

in said State, hereby certify that Violet Spates and husband, John Spates

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 3rd day of June

Form ALA-30

19760730000071580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/30/1976 12:00:00AM FILED/CERT

Robert A. Muller Sr.
Notary Public

