

This instrument was prepared by

(Name) John Burdette Bates, Attorney at Law

(Address) 2017-E Avenue F, Birmingham, Alabama

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:

8945

That in consideration of ONE HUNDRED AND 00/100 (\$ 100.00) - - - - - DOLLARS. and the assumption of an existing mortgage of record

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

JOHN BURDETTE BATES AND WIFE, BOBBIE M. BATES

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

BOBBIE M. BATES

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

AN UNDIVIDED ONE-HALF INTEREST IN AND TO:

That part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 19 South, Range 2 East, lying South of the right of way of the A. B. & C. R. R. and described as follows: Begin at the SW corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12 and run East to Coosa River; thence Northerly direction along river to right of way of A. B. & C. R. R.; thence in a Westerly direction along said right of way to point of beginning.

The E $\frac{1}{2}$ of NE $\frac{1}{4}$ and 10 acres across North side of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, Township 19 South, Range 2 East.

All that part of the NW $\frac{1}{4}$ of Section 18, Township 19 South, Range 3 East lying South and West of Coosa River.

Also the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 18, Township 19 South, Range 3 East.

LESS AND EXCEPT:

That part of the above described real property conveyed to Alabama Power Company by instrument recorded in Deed Book 743, Page 274.

Subject to:

1. Ad Valorem Taxes for the year 1976.
2. Easements, rights of way and transmission line permits of record.
3. That certain mortgage executed to Guaranty Savings and Loan Association found of record in Book 319, Page 753.



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Shelby Cnty Judge of Probate, AL
09/30/1976 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 30th

day of September, 1976.

BOOK 301 PAGE 219
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP 30 PM 1:46
Deed-Dep. 50
Cora M. Boucher
JUDGE OF PROBATE

John Burdette Bates (Seal)
John Burdette Bates
Bobbie M. Bates (Seal)
Bobbie M. Bates (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Burdette Bates and wife, Bobbie M. Bates whose names 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 30th day of September, A. D., 1976.

Mildred M. Allen
Notary Public.