

This instrument was prepared by

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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 FORTY-FIVE HUNDRED DOLLARS

and the execution of a Purchase Money Mortgage in the amount of \$12,700.00 in favor of Herman J Lohmann and wife, Ingrid M. Lohmann. See mtg 360-255 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, X or we,

HERMAN J. LOHMANN and wife, INGRID M. LOHMANN

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

JOYCE A. FLETCHER

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

All of the E 1/2 of the NE 1/4 of NW 1/4 of Section 7, Township 20 South, Range 1 East, lying North of Dorrough Drive.

Except any part that lies within the following described parcel: Part of the NE 1/4 of NW 1/4 of Section 7, Township 20 South, Range 1 East, described as beginning at the SE corner of said 1/4-1/4 section and running North 227 yards to a road north of the former W. L. Walton house; thence West 220 yards; thence South 227 yards to South line of said 1/4-1/4 section; thence East 220 yards, more or less, to the point of beginning.

Subject to: Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed 240, Page 453 and Deed 240, Page 454.

STATE OF ALABAMA, SHELBY CO.
TO CERTIFY THIS
INSTRUMENT WAS FILED
1976 DEC -7 AM 9:11
Deed 453
Conceded
JUDGE OF PROBATE

19761207000118090 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/07/1976 12:00:00 AM FILED/CER1

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 4th day of November, 1976.

(Seal)
(Seal)
(Seal)

Herman J. Lohmann (Seal)
Ingrid M. Lohmann (Seal)
(Ingrid M. Lohmann)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that 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 4th day of November, A. D., 1976

Emmett W. Cloud
Notary Public.