

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

5579

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 other valuable consideration and One and No/100 (\$1.00) Dollar

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

Bobby Ray Trice, an unmarried man

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

Austella Banks

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

A certain tract or parcel of land in Calera, Alabama, more particularly described as follows: Commence at a point on the West line of the right of way of Montgomery Avenue where it is intersected by the centerline of the track of the Southern Railroad; thence South along the West line of said Montgomery Avenue 55.55 feet for a point of beginning of the lot herein conveyed; from said point of beginning run in a Westerly direction parallel with the centerline of the Southern Railroad tract 147.77 feet to the Eastern line of an alley; thence South along the Eastern line of said alley 46 feet; thence in an Easterly direction parallel with the centerline of the Southern Railroad track 147.77 feet, more or less, to the Western line of said Montgomery Avenue; thence North along the Western line of Montgomery Avenue 46 feet to the point of beginning.

Subject to encroachment on the south side of the lot conveyed as shown by B. S. Wheeler survey dated January 3, 1951.



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Shelby Cnty Judge of Probate, AL  
02/15/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
IDENTIFY THIS  
INSTRUMENT WAS FILED

1977 FEB 15 AM 9:17

50  
1.50  
1.00  
\$3.00

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, I have hereunto set my hands(s) and seal(s), this 15<sup>th</sup> day of February, 1977

Bobby Ray Trice (Seal)

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby Ray Trice, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of February, D. 1977

Notary Public