

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
03/22/1977 12:00:00AM FILED/CERT

(Name) C.R. Holliman
(Address) 8212 6th Ave. S., Birmingham, Alabama, 35206.

Jefferson Land Title Service 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 FIVE HUNDRED DOLLARS (\$500.00), and other valuable considerations,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, J.B. Posey, an unmarried man,

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

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

Begin at the Southwest corner of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 9, Township 18, Range 1, East, in Shelby County, Alabama, and run thence East along the 40 line a distance of 870 feet; thence North a distance of 500 feet; thence West parallel with the south line of the 40 acre tract, a distance of 870 feet; thence South 500 feet to the point of beginning. Said tract hereby conveyed contains ten (10) acres, more or less, and situated near Dumnivant, in Shelby County, Alabama.

As a part of the consideration herefor the Grantee shall execute and deliver to the Grantor, a purchase money first mortgage, conveying said property, to secure payment of \$12,000.00 due as balance of purchase price for said property;

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 aforesaid; 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 17th
day of March, 19 77.

Dr. J. B. Posey
1977 MAR 22 PM 12:42 (SEAL)
R. 150
J. B. Posey
JUDGE OF PROBATE (SEAL)
#1500

J. B. Posey
(J.B. Posey) (SEAL)
(SEAL)
(SEAL)

STATE OF Alabama

Jefferson COUNTY

General Acknowledgment

I, C.R. Holliman
in said State, hereby certify that J.B. Posey, an unmarried man,

a Notary Public in and for said County,

whose name(s) 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 17th day of March A.D. 19 77.

Jeel Griffin
R. 150

C.R. Holliman
Notary Public