

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-58

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWELVE THOUSAND, FIVE HUNDRED AND 00/100 (\$12,500.00) DOLLARS

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. Turner, Jr., Vivian Turner McNeill, and Odell Turner Lewis, as co-executors and Trustees of the Estate of J. B. Turner, Sr.

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

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

Commence at the Southwest corner of Section 24, Township 21 South, Range 1 West, and run North along the West line of said Section 540 feet to the North line of Sterrett Street in the Town of Columbiana, Alabama; thence in an Easterly direction along the North line of Sterrett Street 627.00 feet to the point of beginning; thence run North a distance of 782.5 feet to the North line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 24; thence run East along the said $\frac{1}{4}$ $\frac{1}{4}$ Section line a distance of 170.00 feet; thence South a distance of 782.5 feet to the North line of Sterrett Street; thence run West along the North line of Sterrett Street a distance of 170.00 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

Less and Except the street right of way or easement conveyed to the City of Columbiana as recorded in Deed Book 291, page 175, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to street right of way in favor of the Town of Columbiana recorded in Deed Book 194, page 316, and street right of way in favor of City of Columbiana recorded in Deed Book 291, page 177, all in the Probate Records of Shelby County, Alabama.

Subject to rights of way, easements and utility easements of record.

19780116000005690 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/16/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 JAN 16 AM 11:48

Deed 12-57
Rec. 1-57
Jud. 1-00
15-00

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

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 16 day of January, 1978.

J. B. Turner, Jr., as co-executor and
Trustee of the Estate of J. B. Turner, Sr.

Vivian Turner McNeill, as co-executor and
Trustee of the Estate of J. B. Turner, Sr.

Odell Turner Lewis, as co-executor and
Trustee of the Estate of J. B. Turner, Sr.

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. B. Turner, Jr., Vivian Turner McNeill, and Odell Turner Lewis, as co-executors and Trustees of the Estate of J. B. Turner, Sr., whose name is 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, in their capacity as said co-executors and trustees.

Given under my hand and official seal this 16 day of January, 1978.

Nancy K. Jackson, Notary Public