

This instrument was prepared by  
(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

1489

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 ONE THOUSAND DOLLARS & other good and valuable consideration

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

Arthur Brown and wife, Eva Brown

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

Clara Jean Sawyer

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

A part of Lot 18, Block "A" of Nickerson's Addition to Alabaster, Alabama, as recorded in Map Book 3, page 69, in the Office of the Probate Judge of Shelby County, Alabama, in the Courthouse, Columbiana, Alabama, being more particularly described as follows: Commence at the SE corner of Lot 18, Block "A", of Nickerson's Addition to Alabaster; thence Northerly along the East line of said Lot 18, 123.85 feet to the point of beginning of the property being described; thence continue along last described course 94.55 feet to a point; thence 98 deg. 33' left 146.99 feet to a point; thence 81 deg. 27' left 70.40 feet to a point; thence 89 deg. 06' left 145.0 feet to the point of beginning. Situated in Shelby County, Alabama.

Less and except any overlappage with that certain parcel of property described in Deed Book 249, page 350 in said Probate Office.

BOOK 315 PAGE 486

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

1978 OCT -6 AM 8:34

Thomas A. Snowdon, Jr.  
JUDGE OF PROBATE

19781006000135270 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
10/06/1978 12:00:00AM FILED/CERT

Accepted 1.00  
Rec. 1.50  
Ind 1.00  
3.50

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  
day of September, 1978

Shelia Darden (Seal)

Arthur Brown (Seal)

(Seal)

(Seal)

Shelia Darden (Seal)

Eva Brown (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur Brown and wife, Eva Brown, 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 28 day of September, A. D., 1978.

Not. B. A. M. L. T.

Charlotte Kay Evans  
My Commission Expires April 19, 1980 Notary Public.