

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

534

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 Ten and no/100 Dollar -----

and 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,

Alene Osborn

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

T. L. Crawford

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

Begin at the Northeast corner of the Southwest quarter of the Northeast quarter of Section 26, Township 19, Range 1 West, and run along the east boundary of said forty, south 3 deg. east 179 feet to a point where the East boundary of said forty intersects the south line or margin of the right of way of what is known as the Florida Short Route Highway; thence along the south line or margin of said Highway south 73 degrees 15 min. west 326 feet to the point of beginning of the lot herein conveyed, and from said point of beginning, continue along the south margin or line of said Highway south 73 deg. 15 min. West 222 feet; thence south 2 deg. 15 min. east 315 feet; thence North 87 deg. 30 min. east 210 feet; thence north 2 deg. 15 min. west 386 feet to the point of beginning of the lot herein conveyed containing 1.70 acres more or less, and being a part of the Southwest quarter of the Northeast quarter of Section 26, Township 19, Range 1 West, excluding a portion of the above description in the Northwest corner as follows; beginning at the Northwest corner of above described and run east 50 feet along margin of the right of way of said highway; then turn 90 deg. south 150 feet; then west 88 deg. 33 min. 97.57 feet to the west boundary line; then north 73 deg. 37 min. 155 feet along west boundary line to the point of beginning.

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Grantor retains a vendor's lien in the amount of \$4,000.00 against the above described property payable monthly at the rate of 7% interest in monthly payments of \$123.51 per month

19781214000166580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/14/1978 12:00:00AM FILED/CERT

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 27 day of June, 19 78.

Alene Osborn (Seal)

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

DEC 14 1978

STATE OF ALABAMA Shelby County

JUDGE OF PROBATE General Acknowledgment

the undersigned Alene Osborn, a Notary Public in and for said County, in said State,

signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance she executed the same voluntarily or the day she same bears date.

Given under my hand and official seal this 27 day of June A. D., 19 78

J. L. Crawford
P.O. Box
35043

Louise Booker
Notary Public.