

HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four hundred fifty thousand and No/100 (\$450,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Robert D. Cardwell and wife, Annette G. Cardwell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
O. B. Jackson and James A. Jackson

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

Part of Lot D in the survey of Walker Lands, map of which is recorded in Deed Book 104, page 94, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows:

From the SW corner of the NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, run thence East along the South line of said $\frac{1}{4}$ section a distance of 126.08 feet to the point of beginning of the property hereby conveyed; from the point of beginning thus obtained, turn thence left with an angle of 81 deg. 53 min. 40 sec. and run northerly a distance of 275.0 feet; thence turn right an angle of 82 deg. 24 min. and run a distance of 225.0 feet to the West line of the present U. S. Highway #31; thence right and along the West line of said highway a distance of 275 feet to the South line of said NW $\frac{1}{4}$; thence westerly 225.0 feet to the point of beginning. Situated in Shelby County, Alabama.

The purchase price cited above was paid from a mortgage filed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
12/07/1979 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 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 3rd day of December, 19 79.

(SEAL) Robert D. Cardwell (SEAL)
Robert D. Cardwell
(SEAL) Annette G. Cardwell (SEAL)
Annette G. Cardwell
(SEAL) _____ (SEAL)

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General Acknowledgment

I, the undersigned in said State, hereby certify that Robert D. Cardwell and wife, Annette G. Cardwell who are named in 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 3rd day of December A.D. 19 79.

W. R. Justice
Notary Public