

This instrument was prepared by

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

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19800501000049150 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/01/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE THOUSAND DOLLARS Plus the assumption of the hereinafter described mortgage

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

Lola K. Werdemann, being one and the same person as Lola K. Weidemann,
and husband, Mark A. Weidemann

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

Jessie James Cowan

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

A parcel of land located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Commence at the NE corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run West along North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 573 feet to point of beginning; thence continue last course a distance of 120 feet; thence run South and parallel with East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 270 feet, more or less, to a paved public road; thence run Northeasterly along said road a distance of 163.5 feet; thence run North and parallel with East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 159 feet, more or less, to the point of beginning.

As a part of the consideration herefor the grantee herein assumes and agrees to pay as the same becomes due that certain mortgage in favor of Jim Walter Homes, recorded in Mortgage Book 387, page 422, in the Probate Records of Shelby County, Alabama.

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 1st day of May, 1980

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

1980 MAY -1 AM 11:12

(Seal)

(Seal)

(Seal)

Lola K. Werdemann, being one (Seal)

and the same person as Lola K. (Seal)

Weidemann (Seal)

Mark A. Weidemann (Seal)

STATE OF ALABAMA PROBATE
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lola K. Werdemann, being one and the same person as Lola K. Weidemann, and husband, Mark A. Weidemann, 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 1st day of May, 1980

Jessie James Cowan
222 Market Street

Conrad M. Foster
Notary Public