

This instrument was prepared by

(Name) Helen G. Sanders

(Address) 6102 Valley Station Road, Helena, Alabama 35080

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby, COUNTY

KNOW ALL MEN BY THESE PRESENTS:



19801103000124820 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/03/1980 00:00:00 FILED/CERTIFIED

That in consideration of One dollar and other good and valuable considerations.

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

Joseph P. Sanders, Jr. and wife Helen G. Sanders and Edward E. Blackerby and wife Joyce J. Blackerby

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

(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 situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ and run in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ to the intersection of a right-of-way of Shelby County Highway #13, thence turn in a Southwesterly direction and run along said roadway to the intersection of the West side of said $\frac{1}{4}$ - $\frac{1}{4}$, thence turn in a Northerly direction and run to the point of beginning. A parcel containing approximately 0.46 acres.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

1980 NOV -3 AM 11:40

Deed tax .50

Rec 2.50

Ind. 1.00

4.00

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 1st day of November, 1980.

Jean White (Seal)
Jeanette Bearden (Seal)
(Seal)

Joseph P. Sanders, Jr. (Seal)
Helen G. Sanders (Seal)
Edward E. Blackerby (Seal)
Joyce J. Blackerby (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Edward E. Blackerby and Joyce J. Blackerby and Joseph P. Sanders, Jr. and Helen G. Sanders 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 1st day of November, A. D., 1980.

George E. Lutz
Maylene Ala
Rt 1 Box 62

Jay C. Baker
Notary Public
My Commission Expires July 17, 1983