

Send tax notice to: Gustave N. McKenzie at 2828 Adams St., ~~Helena~~ Al.

This instrument was prepared by 710

May 1952

(Name) James R. Moncus, Jr., Attorney at Law

(Address) 400 Woodward Bldg., Birmingham, Al. 35203

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 Seventeen thousand five hundred and no/100 (\$17,500.00) 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, Thomas Arthur Lutz and his wife, Wanda June Lutz and Gail Conley and his wife, Della Marie Conley

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

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

Lot 7, in Block 1, Shelena Estates, as recorded in Map Book 5, Page 25, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

That certain mortgage executed by Howard Edward Keys to Jackson Company and recorded in Mortgage Book 372, Page 665, and transferred and assigned to Buffalo Savings Bank by instrument recorded in Misc. Book 23, Page 409 which Grantee agrees to assume and pay.

That certain purchase money mortgage from Grantee to Grantors in the amount of \$10,500 and which is second and subordinate to the first mortgage referenced above.

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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 10th day of May, 1952

(Seal)

Thomas Arthur Lutz (Seal)  
THOMAS ARTHUR LUTZ

(Seal)

Wanda June Lutz (Seal)  
WANDA JUNE LUTZ

John R. Shank (Seal)

Gail Conley (Seal)  
GAIL CONLEY

Della Marie Conley  
DELLA MARIE CONLEY  
General Acknowledgment

STATE OF ALABAMA-- OHIO  
MONTGOMERY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gail Conley and his wife, Della Marie Conley 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of MAY A. D., 1952

JOHN R. SHANK, Notary Public  
in and for the State of Ohio  
My Commission Expires Oct. 27, 1956

John R. Shank Notary Public

State of Alabama  
Jefferson County

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Thomas Arthur Lutz and his wife, Wanda June Lutz 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of May, 1982.

*[Signature]*  
NOTARY PUBLIC

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

1982 MAY 21 AM 8:28

see Mtg #20-736  
*[Signature]*  
JUDGE OF PROBATE

Deed - 700  
Rec 400  
Ord 100  
1200

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RETURN TO: *[Handwritten Name]*  
*[Handwritten Address]*  
*[Handwritten City/State]*

TO

**WARRANTY DEED**

STATE OF ALABAMA,  
County.

Judge of Probate

LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$  
RECORD FEE \$  
TOTAL \$