

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 One and no/100---Dollars 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,

Clyde A. Sellers and wife, Nina G. Sellers

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

Frances L. Phelps and Mary L. Revis

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

The South 25.5 feet of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 31, Township 20 South, Range 2 East, Shelby County, and containing 0.39 acres.

BOOK 353 PAGE 20

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 21st day of January, 1984

Recd for 1.00
Rec 1.50
Jan. 1.00
3.50

1984 JAN 30 AM 11:16

(SEAL) Clyde A. Sellers (SEAL)
Clyde A. Sellers
(SEAL) Nina G. Sellers (SEAL)
Nina G. Sellers
(SEAL) _____ (SEAL)

STATE OF Alabama }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned _____ a Notary Public in and for said County, in said State, hereby certify that **Clyde A. Sellers and wife, Nina G. Sellers**

whose name(s) 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 21st day of January, A.D. 1984

[Redacted Notary Seal]