

## WARRANTY DEED

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence. State of Alabama) County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Raymond Samuel Elliott and wife Billie Sue Elliott, of Rt 4, BX 361, Montevallo, AL 35115 (herein referred to as grantor, whether one or more) do grant, bargain, sell, and convey unto Robert Lee Heath and wife Roxanne Heath, of Rt 4, BX 361, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Approximately two acres, beginning at the SE corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , §12, Twp 22S, R4W, going thence N 420 feet, thence W 210 feet, thence S 420 feet, thence E 210 feet to the point of beginning.

It is the intent of this instrument to convey  $\pm 2$  acres in the SE corner of a  $\pm 10$  acre plot designated as plot #6 upon a map prepared by I. S. Gillespie, Engineer, dated April 26, 1946, and filed in the office of the Boothton Coal Mining Company, Boothton, Alabama; said plot being sold by Fred Lawley and wife Maggie Lawley to Archie Lawley and wife Needy Lawley on December 31, 1951 by a deed recorded in the Shelby County Probate Office on September 9, 1952 at Deed book 155, page 92; and later sold by Archie Lawley and wife Needie Lawley to Raymond Samuel Elliott and wife Billie Sue Elliott, grantors herein, by a warranty deed executed 14 April 1956 and recorded in the Shelby County Probate office 17 April 1956 at Deed book 179, pages 298-9, whether correctly described or not.

There is conveyed herewith a 20 foot wide right of way over grantor's remaining property to allow grantee reasonable ingress and egress to and from the property herewith conveyed.

Mineral and mining rights, and the right to haul through worked opening any coal mined from other lands have been reserved by a previous grantor.

To have and to hold to the said grantee, his, her or their heirs and assigns forever.

I Raymond Samuel Elliott and wife Billie Sue Elliott do for myself and for my heirs, executors, and administrators covenant with the said grantee, his, her, or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as afore-said; that I will and my 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 have set my hand and seal, this 12 March 1984.

Witness:

[Signature]  
[Signature]

[Signature] (Seal)  
Raymond Samuel Elliott  
[Signature] (Seal)  
Billie Sue Elliott

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Raymond Samuel Elliott and wife Billie Sue Elliott, whose names are signed to the foregoing conveyance, and who are (made) 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 12 March 1984.

STATE OF ALABAMA  
NOTARY PUBLIC  
1984 MAR 12 PM 4:05  
[Signature]  
[Signature]

[Signature]  
Notary public  
1984 MAR 12 PM 4:05

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