

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Vernon N. Schmitt, Attorney at Law

(Address) P. O. Box 521, Leeds, AL 35094

Form 1-1-27 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR THOUSAND DOLLARS (\$4,000.00) 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, IRENE McLAUGHLIN McELRATH, an unmarried person,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto BILLY DAVIS, ETHEL M. DAVIS, PATRICIA ANN LIPHAM AND J. W. LIPHAM

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

Begin at NW corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 4, Township 18, Range 1 East, run thence South along West boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 1190 feet to North R/W line of New Lowery Gap Road, thence run in a North Easterly direction along North R/W line of said road 577 feet, thence turn an angle to the left and run in a North Westerly direction 1100 feet to a point on the Northern boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section which point is 515 feet East of beginning point, thence West along North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 515 feet to point of beginning.

ALSO:

All property in the North-West $\frac{1}{4}$ of the South-West $\frac{1}{4}$ of Section 4, Township 18 South, Range 1 East, which lies North of the Lowery Gap Road and West of a line described as follows: From the North-East Corner of the North-West $\frac{1}{4}$ of the South-West $\frac{1}{4}$ of Section 4, Township 18 South, Range 1 East, go West along the $\frac{1}{4}$ - $\frac{1}{4}$ Section Line 812.09 feet for a point-of-beginning of the line described; thence Left 90° 39' 59", 870.57 feet.

The GRANTOR herein is one and the same person as the Irene McLaughlin in that certain deed recorded in Book 208, Page 373, in the office of the Judge of Probate of Shelby County, Alabama, and is also one and the same person as the GRANTEE Irene McLaughlin McElrath in that certain deed recorded in Book 304, Page 144, and in Book 353, Page 699, all in the office of the Judge of Probate of Shelby County, Alabama.

The GRANTOR herein reserves unto herself a life estate in the above described property.

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 23rd day of March, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1984 APR -3 AM 9:24
JUDGE OF PROBATE

Irene McLaughlin McElrath (Seal)
IRENE McLAUGHLIN McELRATH (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Vernon N. Schmitt, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Irene McLaughlin McElrath, an unmarried person, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of March, A. D., 1984

Vernon N. Schmitt
Notary Public.

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