

This instrument was prepared by

(Name) Steven R Sears(Address) BX 4, Montevallo

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of good and valuable considerationto the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, Zollie Cowart Jr(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Richard G Anderson(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: "The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of §10, Twp 24N, R13E

Inst # 1996-32471

10/01/1996-32471
02:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 43.50

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 _____ day of September, 19 96.

Zollie Cowart Jr (SEAL)
Zollie Cowart Jr

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama
Shelby COUNTY }

General Acknowledgment

I, Edna Faye Cecil
in said State, hereby certify that

a Notary Public in and for said County.

Zollie Cowart Jr

whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, A.D. 19 96

Edna Faye Cecil
Notary Public

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