

USDA-FHA
FHA-AL-427-4A
(9-14-72)

Position 5

This Instrument was Prepared by
Wallace, Ellis & Fowler
Attorneys at Law
Columbiana, Alabama 35051

1548
WARRANTY DEED

(For Transfer Cases - To Individuals)

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE, made this 19th day of December, 19 74, between
James M. Morgan & wife, Margaret M. Morgan; Sam Shafferman & wife, Faye B. Shafferman

of Jefferson County, State of Alabama, party(ies) of the first part, and

Marion R. McDow

of Shelby County, State of Alabama, party of the second part;

WITNESSETH: That the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain, sell and convey unto the said party of the second part, the following described land, lying and being in the County of

Shelby, State of Alabama, to-wit:

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SEE DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" WHICH IS MADE A PART HEREOF

BOOK
The above-described land is subject to the following described mortgage(s):

1. That certain mortgage to the United States of America executed by James M. Morgan and wife,
Margaret M. Morgan

dated the 19th day of August, 19 69, and recorded in Mortgage Book 312,

at Page 268, in the Office of the Judge of Probate of Shelby County, Alabama:



19741219000060880 1/3 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1974 12:00:00AM FILED/CERT

19741219000060880 2/3 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1974 12:00:00AM FILED/CERT

and the said party of the second part, by separate agreement executed as of the date hereof, assumes liability for and agrees to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

TO HAVE AND TO HOLD unto said party of the second part, his heirs and assigns, in fee simple forever.

And the said party(ies) of the first part does (do) for themselves and for their heirs, executors, administrators and assigns covenant with the party of the second part covenant to and with the party of the second part, his heirs and

assigns, that they is (are) lawfully seized in fee simple of said premises; that the premises are free from all

encumbrances except as hereinbefore set forth; that they has (have) a good right to sell and convey the same as

aforesaid; that they will and their heirs, executors, administrators and assigns shall warrant and defend the same to the said party of the second part and to the heirs, executors, administrators and assigns of said party and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set their hand(s) and seal(s), the day and year first above written.

STATE OF ALABAMA
COUNTY OF JEFFERSON

James M. Morgan (LS)
(James M. Morgan)

Margaret M. Morgan (LS)
(Margaret M. Morgan)

Sam Shafferman (LS)
(Sam Shafferman)

Faye B. Shafferman (LS)
(Faye B. Shafferman)

the undersigned

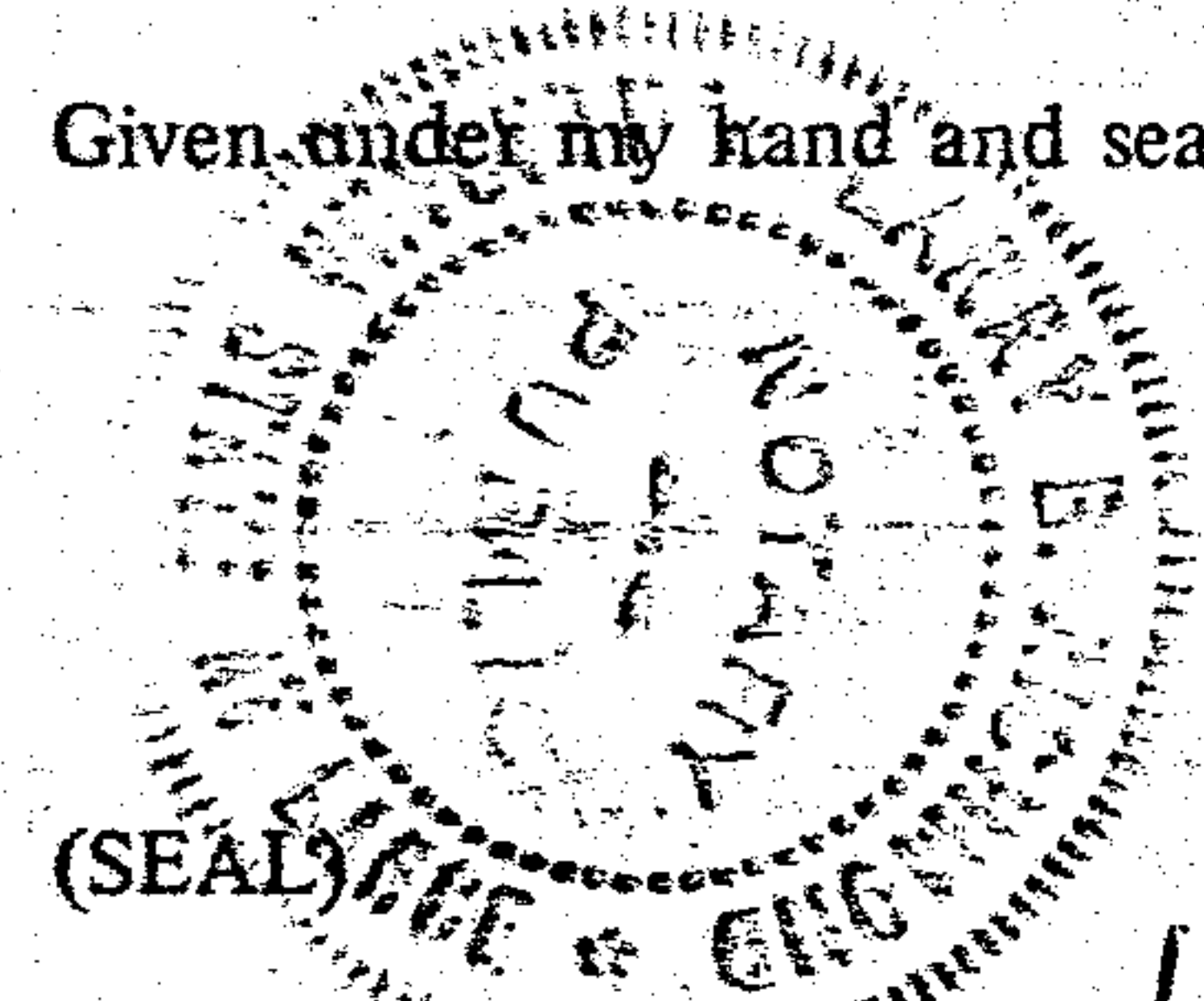
, a Notary Public in and for said County and State, do

hereby certify that James M. Morgan & Wife, Margaret M. Morgan; Sam Shafferman and
wife, Faye B. Shafferman

whose name(s) is(are) signed to the foregoing conveyance and who is (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 seal this 19th day of December, 19 74.



James B. Shafferman

Notary Public

My Commission Expires 12-10-76

From the SE corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West, run West along the South boundary line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 636.92 feet; thence turn 115 deg. 58' right and run 248.4 feet; thence turn 89 deg. 54' left and run 195 feet to point of beginning; thence turn 04 deg. 10' left and run along the Mooney Road a distance of 280 feet to a point; thence turn an angle of 90 deg. to the right and run 220 feet parallel with the Western boundary of property conveyed in deed Book 259, page 143 in the Probate Records of Shelby County, Alabama; thence turn to the right an angle of 90 deg. and run a distance of 30 feet to the Northwest or most Northerly corner of property conveyed in said Deed Book 259, page 143; thence continue in the same direction a distance of 220 feet to the Northeasterly corner of property conveyed in said Deed Book 259, page 143; thence continue in the same direction a distance of 30 feet to a point; thence turn to the right an angle of 90 deg. and run 220 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

Subject to transmission line permits and public road rights of way of record.

SIGNED FOR IDENTIFICATION:

James M. Moore
Margaret M. Moore
John Sheffer
Ray B. Shefferman

19741219000060880 3/3 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1974 12:00:00AM FILED/CERT

BOOK 290 PAGE 115

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
1974 DEC 19 PM 1:59
Deed 2nd 135.00
JUDGE OF PROBATE
Clerk of Probate