WARRANTY DEED.

GEO. D. BARNARD & CO. BLANK BOOK MFRS. PRINTERS, LITHOGRAPHERS, ST. LOUIS

THE STATE OF ALABAMA, Shelby County. } KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of Eighty five DOLLARS, to the undersigned grantors C.E. Simmons + S.T. Simmons in hand paid by R.P. Falkner the receipt whereof is hereby acknowledged we the said C.E. Simmons and S.T. Simmons ~~the said~~ do GRANT, BARGAIN, SELL AND CONVEY unto the said R.P. Falkner the following described real estate, to-wit:

A part of the NW 1/4 of SW 1/4 Sec 28 T.19, R-1 West and more particularly described as follows commencing at the Sec-line between Sec 28 + 29 at Harpersville Road and thence running North along said Sec-line 282 feet to the Cooper Creek and thence down said Creek to near where a certain Spring branch runs into said Creek + thence up said branch to said Harpersville Road + thence along said Road 250 feet to the Starting Point containing 1 1/2 acres more or less

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said R.P. Falkner his heirs and assigns forever. And we do for ourselves + our heirs, executors and administrators covenant with the said R.P. Falkner his heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, and that we have a good right to SELL AND CONVEY the same as aforesaid; that we will and heirs, executors and administrators shall warrant and defend the same to the said R.P. Falkner heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand S and seal S, this 6th day of January 1909

WITNESSES:

C.E. Simmons (L. S.)
S.T. Simmons (L. S.)
(L. S.)
(L. S.)
(L. S.)

THE STATE OF ALABAMA, Shelby County. } I, N.M. Davis a Justice of the Peace in and for said County and State, hereby certify that C.E. Simmons + S.T. Simmons whose names 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, this 6th day of January 1909

N.M. Davis
Justice of the Peace

THE STATE OF ALABAMA, Shelby County. } I, N.M. Davis a Justice of the Peace in and for said County and State, do hereby certify that on the 6th day of Jan. 1909 came before me the within named S.T. Simmons known to me to be the wife of the within named C.E. Simmons who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand, this 6th day of Jan 1909

N.M. Davis
Justice of the Peace

THE STATE OF ALABAMA, ... County. } I, ... in and for said County and State, hereby certify that ..... a subscribing witness to the foregoing conveyance, known to me, appeared before me this day and being sworn, stated that ..... the grantor....., voluntarily executed the same in his presence and in the presence of the other subscribing witness, on the day the same bears date; that he attested the same in the presence of the grantor.....and of the other witness, and that such other witness subscribed his name as a witness in his presence.

Given under my hand, this ..... day of ..... 19.....

I HEREBY CERTIFY that the within Deed was received in this office for record Jan. 18th 1909 at 9 o'clock A M., and recorded in Deed Record, Vol. 39 page 413 1909 and examined.

Record Fee, $ 75

A.C. Langshore
Judge of Probate.