WARRANTY DEED.

THE STATE OF ALABAMA, Shelby County.

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Four Hundred $400.00 Dollars & other Valuable Considerations ~~DOLLARS~~, to the undersigned Grantor J. C. Phillips in hand paid by Ryan Real Estate Company Inc. the receipt whereof is hereby acknowledged, We the said J. C. Phillips and Wife Mary J. Phillips do Grant, Bargain, Sell and Convey unto the said Ryan Real Estate Company Inc. the following described Real Estate, to-wit:

My undivided One half interest in the East one half (1/2) of the N.E. 1/4 of Section 28 Township 17, Range 1 East.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Ryan Real Estate Company Inc. its Successors ~~heirs~~ and assigns, forever. And We do for Ourselves and for our heirs, executors and administrators, covenant with said Ryan Real Estate Company Inc. its Successors ~~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 our heirs, executors and administrators shall warrant and defend the same to the said Ryan Real Estate Company Inc. its Successors ~~heirs, executors~~ and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF We have hereunto set our hand and seal, this 28th day of May 1912.

WITNESSES:
L. O. Morgan

J. C. Phillips (L. S.)
Mary J. Phillips (L. S.)

THE STATE OF ALABAMA, Jefferson County.

I, J. O. Thomas a Notary Public in and for said County and State, hereby certify that J. C. Phillips and wife Mary J. Phillips 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 31st day of May ~~191~~ A.D. 1912.

J. O. Thomas
Notary Public.

THE STATE OF ALABAMA, Jefferson County.

I, J. O. Thomas, a Notary Public in and for said County and State, do hereby certify that on the 31st day of May 1912 came before me the within named Mary J. Phillips known to me to be the wife of the within named J. C. Phillips 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 hereuto set my hand, this 31 day of May A.D. 1912

J. O. Thomas
Notary Public.

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.....191.....

I HEREBY CERTIFY That the within Deed was received in this office for record Oct 19 1912, at 3 o'clock P. M., and recorded in Deed Record, Vol. 49 page 337, Oct 19 1912, and examined.

A. P. Longshore
Judge of Probate.

Record Fee, $.....