

WARRANTY DEED.

THE STATE OF ALABAMA,
Shelby County.

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Hundred Forty DOLLARS,
to the undersigned Grantor Lee Byers and his wife
in hand paid by Bradford Baker
the receipt whereof is hereby acknowledged, we the said Lee Byers and wife
do Grant, Bargain, Sell and Convey unto the said Bradford Baker

the following described Real Estate, to-wit:
Beginning at a point on the East side of the Birmingham and Gulf, ditto road, where the East and West line of the N. E 1/4 of Sec. 12 crosses the Birmingham and Gulf ditto road running thence North along said ditto road 150 yards thence East 213 yards thence South 150 yards thence West 230 yards to the point of beginning - the said land being North and adjacent to the land owned by W. P. Jordan and being in the North West 1/4 of the N. W 1/4, Sec. 12, T. 21 N., R. 3 W. - the land conveyed being the same as that which Bradford Baker is now erecting a dwelling house. It is expressly understood and agreed that a ditto road 150 feet in width is to be run on the North side of the foregoing road, the land above conveyed included to the center line a cut more or less.

situated in Shelby County, Alabama. Bradford Baker his
TO HAVE AND TO HOLD to the said we do for ourselves our
heirs and assigns, forever. And we do for ourselves our
administrators, covenant with said Bradford Baker 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 our heirs, executors and administrators shall warrant and defend the same to the said Bradford Baker his
heirs, executors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand and seal, this 10th day of July 1912
WITNESSES:
C. M. Turner Lee Byers Laurenia Byers
(L. S.) (L. S.) (L. S.)
(L. S.) (L. S.) (L. S.)

THE STATE OF ALABAMA,
Shelby County. Lee Byers and his wife
in and for said County and State, hereby certify that we are
whose name we 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 10th day of July 1912 C. M. Turner
Notary Public.

THE STATE OF ALABAMA,
Shelby County. Laurenia Byers
I, Chas. M. Turner a Notary Public
in and for said County and State, do hereby certify that on the 10th day of Dec 1912 came before me the within named
Laurenia Byers known to me to be the wife of the within named Lee Byers
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 10th
IN WITNESS WHEREOF, I hereto set my hand, this 10th day of July 1912
C. M. Turner
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 _____ 1912

I HEREBY CERTIFY that the within Deed was received in this office for record Dec. 23 1912 at 10 o'clock AM, and recorded
in Deed Record, Vol. 49 page 461 - Dec. 23 1912, and examined. A. P. Langshore
Record Fee, \$ _____ Judge of Probate.