

WARRANTY DEED.

THE STATE OF ALABAMA, Shelby COUNTY.

Know all Men by these Presents, That for and in consideration of \$2,475.00 the undersigned Grantor J. A. Verchat and his wife Lena Verchat in hand paid by J. A. Verchat the receipt whereof is hereby acknowledged, we the said J. A. Verchat and Lena Verchat do grant, bargain, sell and convey unto the said A. H. Verchat the following described Real Estate, to wit:

One two story brick store building and the lot upon which the same is situated in the Town of Columbiana, Shelby County, State of Alabama, formerly as the J. W. Page brick store house and lot, and now known as the Brown building and more particularly described and bounded as follows: to wit: beginning at a point 31 feet North of the North West corner of the lot formerly known as the Brown and Armstrong lot now known as the G. D. Broad lot and upon which are two one story brick buildings one occupied by St. P. Thomas as a store and the other by St. P. Thomas formerly occupied by J. A. Doyough as a store, and running thence East 89 feet thence North 32 feet to College St. thence West along said College Street 89 feet to Main Street, thence South along Main Street 32 feet to the point of beginning bounded on the North by College Street, on the East by Hinkle's Library, State Lot on the South by the lot formerly occupied by the Columbiana Mercantile Company and now occupied as a store by the J. C. Co. being the property of Lena Verchat to which with all the rights and appurtenances pertaining thereto as expressed in a deed executed by situated in Shelby County, Alabama.

To Have and to Hold to the said A. H. Verchat his heirs and assigns, forever. And we do for our heirs, executors and administrators, covenant with said A. H. Verchat 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 A. H. Verchat, 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 4th day of August, 1915. WITNESSES: W. L. Christian, J. A. Verchat, Lena Verchat.

THE STATE OF ALABAMA, Shelby County. I, D. White Cross, a Notary Public in and for said County and State, hereby certify that J. A. Verchat whose name 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, this 4th day of August, 1915. D. White Cross, Notary Public.

THE STATE OF ALABAMA, Shelby County. I, D. White Cross, a Notary Public in and for said County and State, do hereby certify that on the 4th day of August, 1915, came before me the within named Lena Verchat, who is known to me to be the wife of the within named J. A. Verchat 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 4th day of August, 1915. D. White Cross, Notary Public.

THE STATE OF ALABAMA, Shelby County. I, D. White Cross, a Notary Public in and for said County and State hereby certify that W. L. Christian, a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being sworn, stated that J. A. Verchat and Lena Verchat 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 4th day of August, 1915. D. White Cross, Notary Public.

I Hereby Certify, That the within Deed was received in this office for record March 26, 1918, at 10 o'clock A.M. and recorded in Deed Record, Vol. 62, page 323 - March 26, 1918, and examined. G. H. Spear, Judge of Probate.

Vertical text on the right margin: B. L. ... and ... in the office of the ...