WARRANTY DEED.

THE STATE OF ALABAMA, Jefferson COUNTY.

Know all Men by these Presents, That for and in consideration of the sum of Fourteen Hundred ($1400.00) Dollars, to the undersigned Grantor, W. R. Avery and Florence C. Avery, his wife of Bessemer (Shelby) Ala. in hand paid by Wm F. Pearson, of Shelby, Shelby County Alabama. the receipt whereof is hereby acknowledged, We the said W. R. Avery and Florence C. Avery, his wife do grant, bargain, sell and convey unto the said Wm F. Pearson the following described Real Estate, to wit:

The South East Quarter of the South West Quarter (S. E. ¼ of S. W. ¼) of Section Four (4), Township Twenty Four (24) North, Range Fifteen (15), East, lying and being in Shelby County Alabama and containing Thirty six and two thirds (36 2/3) Acres, more or less. It is understood and agreed that the said grantors do except and reserve from this conveyance all coal, iron or other minerals, including coal, oil or petroleum and natural gas, in, under or upon said land, together with the right to enter upon the same for prospecting, working or mining minerals and to remove the same; and the right to use water that may be in or on said land or near said land; and the right to erect and use all necessary washers or other necessary machinery and appliances for mining minerals on said land, with privilege of depositing the tailings or washings on said land.

situated in Shelby County, Alabama.

To Have and to Hold to the said Wm F. Pearson heirs and assigns, forever. And We do for ourselves and our heirs, executors and administrators, covenant with said Wm F. Pearson, his heirs and assigns, that We 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 Wm F. Pearson, 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 21 day of December, 1918.

WITNESSES:

W. J. Marsh — William R. Avery (L. S.)
H. S. Holland — Florence C. Avery (L. S.)

U. S. REVENUE STAMPS for $1.50 and 50 Cts. Attached to this Instrument

(L. S.) (L. S.) (L. S.)

THE STATE OF ALABAMA, Jefferson County.

I, W. E. Manning a Notary Public in and for said County and State, hereby certify that W. R. Avery whose name as 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 21 day of December, 1918.

W. E. Manning
Notary Public.

Seal

My Commission Expires Nov. 5th 1921

THE STATE OF ALABAMA, Jefferson County.

I, W. E. Manning a Notary Public in and for said County and State, do hereby certify that on the 21 day of December, 1918, came before me the within named Florence C. Avery known to me to be the wife of the within named W. R. Avery 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 21 day of December, 1918.

W. E. Manning
Notary Public

Seal

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 Jan 1 1919, at 1 o'clock P. M. and recorded in Deed Record, Vol. 62, page 579 - Jan 1, 1919, and examined.

E. J. Stamer
Judge of Probate.

Record Fee, $

*77650—M. & B. Co.

And also reserve a right of way for railroads across said land, and further convey all rights, such rights of way as may be required by company engaged in mining on said land.