

WARRANTY DEED.

OFF. OF DEEDS & COUNTY CLERK, ST. LOUIS

THE STATE OF ALABAMA, Shelby COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of fourteen hundred fifty & 1/10 DOLLARS, to the undersigned Grantor A. V. Verchot and wife Rena Verchot in hand paid by M. R. German the receipt whereof is hereby acknowledged, we the said A. V. Verchot and Rena Verchot do grant, bargain, sell and convey unto the said M. R. German a one-eighth undivided interest

the following described Real Estate, to-wit:

in and to That part of the southwest quarter and that part of west half of southeast quarter west half of east half of southeast quarter and that part of the east half of north west quarter and west half of northeast quarter section 21 township 21 Range 1 west lying south of Town Branch and North of Columbiana and Shelby Springs public road 270 acres including lots numbered 164-165 as per map of Columbiana made by W. J. Horsely Also 3 3/4 acres off of lot No 162 in said Columbiana Alabama, Also 3 1/2 acres strip off of north side of Town Branch as follows: Bounded on north by lots of Mr Williams and backmark land, and on South by Town Branch as per map of Columbiana Alabama.

Except Grantors interest in what is known as the "Verchot Cemetery" on said land, situated on the North side of the Columbiana and Shelby Springs dirt road, and his title to said cemetery land and rights of burial there in are expressly reserved and excepted therein

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said M. R. German her heirs and assigns, forever. And we do for ourselves our heirs, executors and administrators, covenant with said M. R. German her 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 foresaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said M. R. German her heirs, executors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 30th day of Dec 1923

WITNESSES:

J. M. Leonard Jr.

for \$ 50.00
Attached to this instrument

A. V. Verchot (L. S.)
Rena Verchot (L. S.)
(L. S.)
(L. S.)
(L. S.)

THE STATE OF ALABAMA, Shelby County.

A. V. Verchot and Rena Verchot and J. M. Leonard Jr. Notary Public and ex officio Justice of Peace in and for said County and State, hereby certify that whose name s 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 30th day of Dec 1923

J. M. Leonard Jr.
Notary Public & ex officio Justice of Peace

THE STATE OF ALABAMA, Shelby County.

J. M. Leonard Jr. Notary Public & ex officio Justice of the Peace in and for said County and State, do hereby certify that on the 30th day of Dec 1923, A. V. Verchot came before me the within named Rena Verchot known to me to be the wife of the within named A. V. Verchot 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 30th day of Dec 1923

J. M. Leonard Jr.
Notary Public & ex officio Justice of 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 _____ 1923

I HEREBY CERTIFY, That the within Deed was received in this office for record Jan 3rd 1923, at 3 o'clock P M., and recorded in Deed Record, Vol. 70, page 613 and examined.
Record Fee, \$ _____
H. Weaver Judge of Probate.