WARRANTY DEED. 54588 MARSHALL & BRUCE CO., NASHVILLE

THE STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That ~~for and~~ in consideration of Two Thousand Five Hundred and no/100 DOLLARS, ($2500.00) to the undersigned Grantor J. H. Mauldin, in hand paid by Ira J. Sandefur the receipt whereof is ~~hereby~~ acknowledged, we, the said J.H. Mauldin and wife L.J. Mauldin do grant, bargain, sell and convey unto the said Ira J. Sandefur the following described Real Estate, to-wit:

All the northwest quarter (NW¼) of Section fifteen (I5) lying South of the present Montevallo and Ashville road and west of Shoal Creek; All of the east half (E½) of Southwest quarter (SW¼) of Section fifteen (I5) and all of southeast quarter (SE¼) of section fifteen (I5) lying West of Shoal Creek and North of a branch running from said road to said creek; also eight (8) acres lying South of said branch and West of said creek being four (4) acres long along the South bank of said branch and two (2) acres long along the West bank of said creek; also all of West half (W½) of Southwest quarter (SW¼) of section fifteen (I5) lying North of said branch; also all of Section sixteen (I6) lying North of said branch and East of said road; all in township twenty two (22), Range three (3) West; All containing one hundred and forty (I40) acres more or less.
As a part of the consideration for this conveyance the grantee assumes the mortgage heretofore executed by the grantors to the Federal Land Bank of New Orleans recorded in Mortgage Book I30, page II9, in Probate Office of Shelby County, Alabama; the grantee also assumes taxes for I928.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Ira J. Sandefur, his heirs and assigns, forever. And we do for ourselves and for our heirs, executors and administrators, covenant with the said Ira J. Sandefur, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except the mortgage and taxes above mentioned, 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 Ira J. Sandefur, his heirs, executors and assigns, forever, against the lawful claims of all persons, except as against the encumberances mentioned.

IN WITNESS WHEREOF, we have hereunto set our hand s and seal s, this 9th. day of August, 1928.

WITNESSES		
J. R. Johnson.	J. H. Mauldin.	(L. S.)
F. G. Moore.	her L. J. X mark Mauldin.	(L. S.)
		(L. S.)
		(L. S.)
		(L. S.)

THE STATE OF ALABAMA Shelby, County.

I, J.R. Johnson a Justice of the Peace, in and for said County ~~and~~ in said State, hereby certify that J. H. Mauldin and wife L.J. Mauldin, 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 9th day of August A.D., 1928.

J.R. Johnson Justice of the Peace.

THE STATE OF ALABAMA Shelby, County.

I, J. R. Johnson a Justice of the Peace, in and for said County ~~and~~ in said State, do hereby certify that on the 9th day of August, 1928, came before me the within named L.J. Mauldin, known to me to be the wife of the within named J. H. Mauldin, 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 9th. day of August, 1928.

J. R. Johnson Justice of the Peace.

I HEREBY CERTIFY, That the within Deed was received in this office for record August 13th, 1928, at 2 o'clock P.M., and recorded in Deed Record, Vol. 83, page 212, and $ 4.00 Privilege Tax paid Aug. 13th. 1928. and examined.

Record Fee, $ L.B. Riddle, Judge of Probate.

($13 000.00 in Value of Federal Land Bank mtg. per a Small Consideration)