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 One Hundred Dollars and other good and valuable DOLLARS, considerat_ ion. to the undersigned Grantor Percy V. Bearden in hand paid by J. H. Calvert the receipt whereof is ~~hereby~~ acknowledged, we the said Percy V. Bearden and wife Thelma L. Bearden. do grant, bargain, sell and convey unto the said J. H. Calvert the following described Real Estate, to-wit:

The southwest quarter (SW¼) of the southeast quarter (SE¼); the southhalf (S½) of the northwest quarter (NW¼) of the southeast quarter (SE¼) and all that part of the southwest quarter (SW¼) east of the Montevallo and Asheville public road, less 20 acres more or less sold to W. R. Walker and conveyed by deed dated December 3, 1913 which said deed is recorded in the office of the Judge of Probate for Shelby County, Alabama in book 56 page 10, all of of said land being situated in Section 23, township 21, range 3 West.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said J. H. Calvert his heirs and assigns, forever. And we do for ourselves and for our heirs, executors and administrators, covenant with the said J. H. Calvert his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein noted, 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 J.H. Calvert his heirs, executors and assigns, forever, against the lawful claims of all persons. A mortgage in favor of G.L. Armstrong, securing $2900.00 and recorded in the Probate office of Shelby County, Alabama in Vol. 149 page 330 and taxes for the current year are excepted from the warranty herein, being assumed by the Grantee herein.

~~IN WITNESS WHEREOF, have hereunto set hand and seal this day of 192~~

In Witness Whereof we have hereunto set our hands and seals, this 14th day of February 1928.

WITNESSES

J.B. Aird Jr. — Percy V. Bearden. (L. S.)

Thelma L. Bearden. (L. S.)

(L. S.)

(L. S.)

THE STATE OF ALABAMA Jefferson, County.

I, J.B. Aird Jr, a Notary Public in and for said County ~~and~~ in said State, hereby certify that Percy V. Bearden and wife Thelma L. Bearden, whose names 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 14th day of February A.D., 1928.

J. B. Aird Jr.
Notary Public.

Seal.

THE STATE OF ALABAMA Jefferson, County.

I, J. B. Aird Jr. a Notary Public in and for said County ~~and~~ in said State, do hereby certify that on the 14th day of February, 1928, came before me the within named Thelma L. Bearden, known to me to be the wife of the within named Percy V. Bearden 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 14th. day of February A.D. 1928.

J. B. Aird Jr. Notary Public.

Seal.

I HEREBY CERTIFY, That the within Deed was received in this office for record August 15th, 1928, at 10 o'clock A. M., and recorded in Deed Record, Vol. 83, page 214, and $1.00 Privilege Tax paid August 15th, 1928, and examined.

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