

THE STATE OF ALABAMA, SHELBY COUNTY

WARRANTY-DEED

DEMENT PRINTING CO., MERIDIAN, MISS.

Know all Men by these Presents, That for and in consideration of One Dollar and other valuable consideration DOLLARS, to the undersigned Grantor S. P. W. Yates and wife, Annie M. Yates in hand paid by L.R. Virgin WE the receipt whereof is hereby acknowledged, WE the said P. W. Yates and wife, Annie M. Yates do grant, bargain, sell and convey unto the said L. R. Virgin

the following described Real Estate, to-wit:

That part of the Southwest Quarter of the Southeast Quarter of Section 11, Township 24, Range 13 East, that lies east of the Eastern side of Jefferson Avenue, as shown on the record map of the property of the South Calera Land & Improvement Company, and east of the eastern side of said Jefferson Avenue when extended northerly in a straight line beyond the north side of Seventh Street until it intersects the Quarter Section Line. EXCEPT a strip across the east side of said forty acre tract 70 yards in width which has heretofore been conveyed. ALSO EXCEPT one acre commencing at the County Line and run thence north 710 feet, thence west 30 feet, thence south 710 feet, thence east 30 feet, which has heretofore been conveyed to Shelby County for a right-of-way for a public road.

The lands herein conveyed containing 32 acres, more or less

It is further agreed and understood between the grantors and the grantee herein that this conveyance is made subject to a mortgage given by the grantors herein to the Federal Land Bank of New Orleans and that as a part of the consideration hereof, the grantee assumes and agrees to pay said indebtedness to said Bank.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said L. R. Virgin and our heirs and assigns, forever. And we do for ourselves, heirs, executors and administrators, covenant with said L. R. Virgin 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 L. R. Virgin heirs, executors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands and seal S., this 2nd day of October, 19 36

WITNESSES P. W. Yates (L.S.) Annie M. Yates (L.S.)

THE STATE OF ALABAMA, Shelby COUNTY.

I, Paul O. Luck, a Notary Public in and for said County and State, hereby certify that P. W. Yates and wife, Annie M. Yates 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 2nd day of October, 19 36 Paul O. Luck Notary Public, Shelby County, Ala.

THE STATE OF ALABAMA, Shelby COUNTY.

I, Paul O. Luck, Notary Public in and for said County and State, do hereby certify that on the 2nd day of October, 19 36, came before me the within named Annie M. Yates known to me to be the wife of the within named P. W. Yates 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 2nd day of October, 19 36 Paul O. Luck Notary Public, Shelby County, Ala.

I Hereby Certify, That the within Deed was received in this office for record Oct. 2, 19 36, at 10 o'clock a. M., and recorded in Deed Record, Vol. 34, page 146, and \$ 1.00 Privilege Tax paid Oct. 2, 19 36, and examined L. C. Walker, Judge of Probate.