

THE STATE OF ALABAMA, SHELBY COUNTY

1/2 undivided interest

WARRANTY-DEED

DEMENT PRINTING CO., MERIDIAN, MISS.

hereinafter in this deed stated Know all Men by these Presents, That for and in consideration of One dollar and other valuable consideration DOLLARS, to the undersigned Grantors, Custer V. Richards, and wife Louva Richards in hand paid by D. H. Richards the receipt whereof is hereby acknowledged, we the said Custer V. Richards and Louva Richards do grant, bargain, sell and convey unto the said D. H. Richards, a one half undivided interest in the following described Real Estate, to-wit:

All of the east half of the east half of south east quarter of section 32, Township 20, Range 1 East, except three acres, more or less, off of the north end thereof, described as follows: Commencing at the north east corner of said north east quarter of south east quarter and run south with the east line of said forty to the center of Four Mile Creek, about 72 yards, thence in a westerly direction with said creek, to a big rock in the creek, that has a trench on it, thence due west to the Spearman land, which is the west half of said forty, thence with said Spearman land north to the north west corner of said twenty, thence east to the point of beginning, Also, thirty acres off of the south side of the northwest quarter of the north west quarter of Section 4, Township 21, Range 1 East. Also, two acres in the north west corner of the north west quarter of the north west quarter of Section 4, Township 21, Range 1 East, said two acres being 110 yards long north and south and 88 yards wide east and west. Also, three acres of land in the north east corner of the northeast quarter of the north east quarter of section 5, Township 21, Range 1 East, which said three acre tract is 220 yards wide east and west and 66 yards north and south. All of said land situated in Shelby County, Alabama, and containing 71.73 acres, more or less.

The real consideration for the execution of this deed is that the grantee, D. H. Richards assumes payment of an indebtedness due the Federal Land Bank of New Orleans and/or The Land Bank Commissioner by mortgage dated November 24, 1933, and recorded in the Probate Office of Shelby County, Alabama, in mortgage book 167 at page 89.

It is further understood and agreed between the parties that said mortgage secured instalments of one hundred dollars each, the last of which will be due on October 1, 1945, and during said time said grantee herein shall have the use of said property, free of rent, except he is to keep said property in reasonable repair at his own expense, and is likewise to pay the taxes and keep the property insured during said period of time.

situated in Shelby County, Alabama.

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

IN WITNESS WHEREOF, we have hereunto set our handS and sealS, this 7th day of September, 1937 19

WITNESSES

Custer V. Richards (L.S.)

Louva Richards (L.S.)

(L.S.)

(L.S.)

(L.S.)

THE STATE OF ALABAMA, Jefferson COUNTY.

I, M. Burdette Bates, a Notary Public in and for said County and State, hereby certify that

Custer V. Richards and wife, Louva Richards, 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 7th day of September, 1937, 19

M. Burdette Bates, Notary Public

THE STATE OF ALABAMA, Jefferson COUNTY.

I, M. Burdette Bates, a Notary Public in and for said County and State, do hereby certify that

on the 7th day of September, 1937, came before me the within named Louva Richards,

known to me to be the wife of the within named Custer V Richards,

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 7th day of September, 1937, 19

M. Burdette Bates, Notary Public

I Hereby Certify, That the within Deed was received in this office for record September 11th, 1937, at 8 o'clock A.M., and recorded in Deed Record, Vol. 94, page 439, and \$1.00 Privilege Tax paid, 19, and examined.

L. C. Walker, Judge of Probate.