

WARRANTY DEED

THIS INDENTURE, Made the 29th day of April in the year of our Lord One Thousand Nine Hundred and Thirty-Nine between H. W. James, an unmarried man, of Silver City, New Mexico party of the first part, and A. E. Beasley of Birmingham, Alabama, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Three Hundred Dollars lawful money of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, and the said party of the first part, forever released and discharged therefrom, has granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these presents does grant, bargain, sell, remise, release, convey, alien and confirm unto said party of the second part, and to his heirs, assigns, or successors forever, all the following described situate, lying in the County of Shelby, State of Alabama, to-wit:

A lot in the town of Wilton, Shelby County, Alabama, described as follows: Beginning at a point on the north west side of Montevallo and Wilton public road 361 feet northeasterly measured along said road from the point of intersection of the north west line of said road with the south line of the north west quarter of Section 9, Township 24, Range 12 East, thence running north west along the west line of lot of A. E. Beasley 118 feet to a point 6 feet east of the east line of what is known as the Cherry lot, thence southerly along a line 6 feet east of and parallel to said Cherry lot 65 feet, more or less, to the north corner of the bakery lot, thence south east along said bakery lot 102 feet more or less to the north west side of said Montevallo and Wilton public road, thence north east along said road 65 feet to the point of beginning.

Together with all and singular the hereditaments, lands, tenements, and appurtenances, there unto belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim or demand whatsoever of said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances unto the said party of the second part his heirs, successors, or assigns forever.

And the said party of the first part, for his heirs, executors, administrators, successors or assigns, doth covenant, grant bargain, and agree to and with the said party of the second part, his heirs, executors, administrators, successors or assigns, that at the time of the ensealing and delivery of these presents he is well seized of the premises above conveyed as of a good, sure perfect and indefeasible estate of inheritance in law in fee simple and has good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind or nature soever; and the above bargained premises in the quiet and peaceable possession of the party of the second part, his heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said party of the first has hereunto set his hand and seal the day and year first above written.

H. W. James (L.S)

Signed and sealed and delivered in presence of:

W. S. Huston
Dorothea Cowan

State of New Mexico)

County of Grant)

On this 29th day of April, 1939, before me personally appeared H. W. James to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

In Witness Whereof, I have hereunto set my hand
and affixed my official seal the day and
year in this certificate above written.

My commission expires Oct. 29, 1942.

Mary Miriam Darley, Notary Public

Filed for record in this office the 10th day of May, 1939 at 10:30 AM and recorded in
Deed Record #106 on page 126 and 127 and examined.

L. C. Walker, Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 50 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE