

WARRANTY DEED

THE STATE OF ALABAMA |  
SHELBY COUNTY |

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred and Twenty and no/100 Dollars to the undersigned grantors, J. W. Reynolds, Inda Garrett, Lillian Sims, Albert Reynolds Exa Sims, Irene Arnold, Birdie Robinson and Robert Reynolds, in hand paid by Fred Nichols, the receipt whereof is hereby acknowledged we the said J. W. Reynolds, Inda Garrett, Lillian Sims, Albert Reynolds, Exa Sims, Irene Arnold, Birdie Robinson and Robert Reynolds, do grant, bargain, sell and convey unto the said Fred Nichols the following described real estate, to-wit:

Three acres more or less in north west quarter of the north east quarter of Section 5, Township 24, Range 13 East, a triangle strip described as follows: Commencing at the culvert of the Southern Railroad track and running west one fourth mile to west line, thence south to the old Montevallo dirt road, thence east parallel with said Montevallo dirt road to point of beginning. Said described land being and lying south of Southern Railroad tract and north of the old Montevallo dirt road, all that part of NW $\frac{1}{4}$  of NE $\frac{1}{4}$  lying south of Southern Railroad track, containing three acres, more or less, except one acre sold to Colored School, Jerry Nichols and T. L. Caver, Trustees, in the south west corner of the above described strip of land, situated in Shelby County, Alabama.

To have and to hold, to the said Fred Nichols, his heirs and assigns forever.

And we do for our heirs, executors and administrators covenant with the said Fred Nichols, his heirs and assigns that we 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 Fred Nichols, 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 16 day of June, 1938.

J. W. Reynolds	L. S.
Albert Reynolds	L. S.
Mrs. Inda Garrett	L. S.
Mrs. Lillian Sims	L. S.
Mrs. Birdie Robinson	L. S.
Mrs. Exa Sims	L. S.
Mrs. Irene Arnold	L. S.
Robert Reynolds	L. S.

THE STATE OF ALABAMA |  
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I, W. A. Crim, a Justice of the Peace in and for said County and State, hereby certify that J. W. Reynolds, Edna Garrett, Lillian Sims, Albert Reynolds, Exa Sims, Irene Arnold, Birdie Robinson and Robert Reynolds, 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 16 day of June, 1938.

W. A. Crim, Justice of the Peace

Filed in this office April 27, 1940 at 11 am and recorded in Deed Record 108 at page 290 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