

WARRANTY DEED # 3000

THE STATE OF ALABAMA)

SHELBY COUNTY.....)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred & No/100- - - - - DOLLARS TO THE undersigned grantor Frank P. Chesser in hand paid by Lloyd W. Chesser the receipt whereof is acknowledged we the said Frank P. Chesser and Dovie Mae Chesser, his wife do grant, bargain, sell and convey unto the said Lloyd W. Chesser the following described real estate to-wit:

Begin at the intersection of the North line of the Florida Short Route Highway right of way with the West line of NE¹/₄ of SW¹/₄, Sec. 27, T. 19 S. R. 1 W., run thence North to a point 300 feet South of the North line of such NE¹/₄ of SW¹/₄, Sec. 27; thence East at a right angle parallel with such North line 1350 feet; thence South at a right angle 350 feet more or less to the North line of the right of way of the Florida Short Route Highway; thence Westerly along such right of way to point of beginning, situated in Sec. 27, T. 19 S. R. 1 W., and situated in Shelby County, Alabama.

Grantor, Frank P. Chesser hereby expressly reserves a right of way for a road 20 feet wide beginning on the North side of the Florida Short Route right of way at the approximate present grade of such highway and extending Northeasterly along or near the base or foot of the ridge which extends Northeasterly and Southwesterly through said land, the particular location of such road to be fixed by said Frank P. Chesser.

TO HAVE AND TO HOLD, To the said Lloyd W. Chesser, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Lloyd W. Chesser, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 Lloyd W. Chesser, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of September, 1940.

F. P. Chesser (Seal)
Dovie Mae Chesser (Seal)

THE STATE OF ALABAMA)

SHELBY COUNTY.....) I, J. W. Moore, a Justice of Peace in and for said County, in said State, hereby certify that Frank P. Chesser and Dovie Mae Chesser, his wife, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 23 day of September, A. D. 1940.

J. W. Moore, Justice of Peace

THE STATE OF ALABAMA)

SHELBY COUNTY.....) I, J. W. Moore, a Justice of Peace in and for said County in said State, do hereby certify that on the 23 day of September, 1940, came before me the within named Dovie Mae Chesser known to me (or made known to me), to be the wife of the within named Frank P. Chesser 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, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this 23 day of September, A. D. 1940.

J. W. Moore, Justice of Peace

Filed for record in this office the 26th day of September, 1940 at 11:45 AM and recorded in Deed Record No. 109 242 page and examined.

L. C. Walker, Judge of Probate.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
a .50 Privilege Tax
has been paid on the
instrument as required by
law.
L. C. WALKER,
JUDGE OF PROBATE