

#3214

WARRANTY DEED

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of Four Thousand and No/100 Dollars to the undersigned grantors Clarence F. Lange in hand paid by Gip Hocutt the receipt whereof is acknowledged we the said Clarence F. Lange and wife do grant, bargain, sell and ~~convey~~ convey unto the said Gip Hocutt the following described real estate, to-wit:

Commence at the Southwest corner of Section Twenty-four (24), Township Nineteen (19), Range Three (3) West, run in an easterly direction along the south line of said Section Four Hundred Seventeen and Fifty-five Hundredths (417.55) feet; then turn an angle to the right of one hundred thirty-two (132°) degrees and thirty-four (34') minutes and run three hundred seventy-six and eighty-six hundredths (376.86 feet; then turn an angle to left of twenty (20°) degrees and thirty-six (36') minutes and run sixty-six and six tenths (66.6) feet for point of beginning; then turn an angle to the right of one hundred twenty nine (129°) degrees and fifty-five (55') minutes and run six hundred sixty (660) feet; then turn an angle to left of one hundred five (105°) degrees and run six hundred sixty (660) then turn an angle to left of seventy-five (75°) degrees and run five hundred seventy-eight (578) feet; then turn an angle of ninety-eight (98°) to the left and run thirty eight (38) feet; then turn an angle to right of twenty-five (25°) and fifty (50') minutes and run three hundred eighty nine and eight tenths (389.8) feet; then turn an angle to left of fifty-seven (57°) degrees and twenty-two (22') minutes and run two hundred ninety-one and seventy-seven hundredths (291.77) feet to point of beginning, said tract of land containing ten acres more or less.

Further for said consideration the grantor herein does hereby grant, bargain sell and convey to the grantee herein an easement in, and the right to use, for the purpose of ingress/egress to and egress from the above described land, over road extending from the west line of the United States Highway, No. 31, being ordinarily known as the Montgomery Highway as now paved and located, to the east line of the property hereby conveyed, said roadway being twenty (20) feet wide; and also an easement in, and the right to construct and maintain a transmission line for electricity; and also for maintaining a telephone line along said road described herein from said Highway to the lands hereby conveyed.

Situated in Shelby County, Alabama

TO HAVE AND TO HOLD TO THE SAID Gip Hocutt, C. F. Lange his wife Sara A. Lange Heirs and Assigns forever.

And we do, for our heirs, executors and administrators, covenant with the said Gip Hocutt, 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 Gip Hocutt his Heirs and Assigns forever, against the lawful claims of all persons.

In witness whereof, we have hereunto set our hands and seals this 15th day of August, 1941.

WITNESS

Harvy McCoy
Hugh Howell Strange

C. F. Lange (SEAL)
Sara A. Lange (SEAL)

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, Mae Ketahun, a notary public in and for said County, in said State, hereby certify that Clarence F. Lange and wife whose names 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 15th day of August, 1941

Mae Ketahun,
Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$400 Privilege Tax
has been paid on the within
instrument as required by
law. L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, Mae Ketchum, a notary Public in and for said county, in said State, do hereby certify that on the 15th day of August, 1941, came before me the within named Sara A. Munge known to me to be the wife of the within named Clarence F. Munge, who being examined separate and apart from the husband, touching her signature to the within deed, 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 herunto set my hand, this 15th day of August, A. D. 1941.

Mae Ketchum,
Notary Public

Filed in the Office of the Judge of Probate, the 18th day of August, 1941, at 3 P. M. and recorded in the Deed Record volume 112 on page 83 and 84.

L. C. Walker,
Judge of Probate of Said County