

WARRANTY DEED

#3353

THE STATE OF ALABAMA |

SHELBY COUNTY |

KNOW ALL MEN BY THESE PRESENTS. That for and in consideration of Two Hundred and fifty and 00/100 Dollars and other good and valuable considerations, to the undersigned grantor (Mrs.) Willie Mae Sellers in hand the receipt whereof paid by Isabel D. Jones/is acknowledged we the said (Mrs.) Willie Mae Sellers and husband J. C. Sellers do grant, bargain, sell and convey unto the said Isabel D. Jones the following described real estate situated in Shelby County, Alabama, to-wit:

"The Northeast quarter of Southwest quarter and all that part of the Southeast quarter of Southwest quarter lying north of Waxahatchie Creek, some times called Big Creek, in Section 14, Township 21, Range 2 West; and the Southwest quarter of Southeast quarter of Section 14, Township 21, Range 2 West, 40 acres; all that part of a strip of land 470 feet wide off of the east side of the Southeast quarter of Southwest quarter of Section 14, Township 21, Range 2 West, lying south of Waxahatchie Creek, 14 acres, more or less. Also the Northwest quarter of the Northeast quarter of Section 23, Township 21, Range 2 West, 40 acres; and a strip of land 470 feet wide off of the east side of the Northeast quarter of Northwest quarter of Section 23, Township 21, Range 2 West, 14 acres, more or less. The Northwest quarter of the Southeast quarter of Section 14, Township 21, Range 2 West; also the south half of the Northeast quarter of Southeast quarter of Section 14, Township 21, Range 2 West, except seven and one half acres off of the east side of the south half of the Northeast quarter of Southeast Quarter of Section 14, Township 21, Range 2 West, heretofore sold to R. M. Hand by L. D. Hand, Containing 52½ acres, more or less."

The Grantee herein assumes and agrees to pay the 1941 taxes due October 1st, 1941.

As a part of the purchase money consideration, the grantee assumes and agrees to pay that certain first mortgage recorded in Mortgage Book 183, at page 422 in the office of the Probate Judge of Shelby County, Alabama. Said mortgage having been for the original sum of \$600.00, but has been reduced by payments to the present amount of \$432.00.

As a part of the purchase money consideration, the grantee assumes and agrees to pay that certain first mortgage recorded in Mortgage Book 168, at page 568 in the Office of the Probate Judge of Shelby County, Alabama. Said mortgage having been for the original sum of \$700.00, but has been reduced by payments to the present amount of \$510.40.

TO HAVE AND TO HOLD, To the said Isabel D. Jones, her Heirs and Assigns forever.

And we do for ourselves and our heirs, executors and administrators, covenant with the said Isabel D. Jones, her Heirs and Assigns, that we are lawfully seized in fee simple of said premises, that they are free from all incumbrances except as specifically set out herein, 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 Isabel D. Jones, her Heirs and Assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of September, 1941.
Witness:

Wm. J. Thornton

(Mrs.)Willie Mae Sellers

(Seal)

J. C. Sellers

(Seal)

THE STATE OF ALABAMA |

Jefferson County. |

I, Wm. J. Thornton, a Notary Public in and for said County, in said State, hereby certify that(Mrs.) Willie Mae Sellers and husband, J. C. Sellers 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 and official seal this 3rd day of September, 1941.

Wm. J. Thornton

Notary Public

THE STATE OF ALABAMA |

Jefferson County |

I, Wm. J. Thornton, a Notary Public in and for said County, in said State, hereby certify that on the 3rd day of September, 1941 came before me the within named (Mrs.) Willie Mae Sellers known to me to be the wife of the within named J. C. Sellers 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, constraints or threats on the part of her husband.

In witness whereof, I hereunto set my hand and official seal this 3rd day of September, A. D. 1941.

Wm. J. Thornton

Notary Public