

WARRANTY DEED

THE STATE OF ALABAMA

SHELBY COUNTY

KNOWN ALL MEN BY THESE PRESENTS? That for and in consideration of Five Hundred and 00/100 ---Dollars and other goods and valuable considerations to the undersigned grantor J. H. Runyan in hand paid by Sterling C. Brown the receipt whereof is acknowledged we the said J. H. Runyan and wife Pearle Runyan do grant, bargain, sell and convey unto the said Sterling C. Brown the following described Real estate situated in Shelby County, Alabama, to-wit:

"Fifty-three acres of land, more or less, all of the Northwest quarter of Northwest quarter of Section 30 Township 18, Range 2 East, except a parcel in Southeast corner of said Northwest quarter of Northwest quarter, containing 2 acres, more or less, and more particularly described as being 100 yards wide East and West and 112 yards long, also all that part of the Northeast quarter of Northwest quarter of Section 30, Township 18, Range 2 East, bounded by a line beginning 27 rods south of Northwest corner of said Northeast quarter of Northwest quarter, thence continuing south along said line to a road which is the Harpersville Road at the residence of J. W. White thence, in an eastwardly direction along said road 155 2/3 yards to a corner in said road, thence north 189 yards to a corner, thence in a westwardly direction 153 2/3 yards to point of beginning, containing 6 acres, except so much as lies north of said church lot and between the church lot and said 6 acres, lot, and running in an easterly direction in a direct line to Northwest corner of a shed house on north side of J. W. White's residence to a corner on the west side of said Harpersville Road, thence south along said road to south line of said quarter section running East and West, thence West along said line to Beulah Church lot, all said land located in Section 30, Township 18, Range 2 East, situated in Shelby County, Alabama, less all easements and rights of way as of record; also including the following live stock and personal property; two mules, one Fordson tractor, one double-tractor plow, one disc harrow, one wagon, two set of harness, one spring tooth scraper, one fertilizer distributor, one assortment of miscellaneous farm tools, plows, approximately 150 bushels of corn, one lot of Fodder, one lot of used furniture now in the house on above premises being all of said furniture in said house except a small table in kitchen and one dressing table and three rocking chairs, all flowers, shrubbery, fruit trees, timber, fencing, lumber, now on above said premises".

TO HAVE AND TO HOLD ? To the said Sterling C. Brown, his Heirs and Assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Sterling C. Brown, his Heirs, and Assigns, that we are lawfully seized of said premises that they are free from all incumbrances except as set out specifically 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 Sterling C. Brown, his Heirs and Assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of November, 1941.

Witness

W. J. Thornton

J. H. Runyan SEAL
Pearle Runyan SEAL

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, Wm J. Thornton, a Notary Public in and for said County, in said state, do hereby certify that J. H. Runyan and wife Pearle Runyan 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 19th day of November, 1941

W. 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 19th day of November, 1941, came before me the within named Pearle Runyan known to me to be the wife of the within named J. H. Runyan 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 on the part of her husband.

In Witness whereof, I hereunto set my hand and official seal this 19th day of November, 1941.

Wm J. Thornton.
Notary Public

Filed in the office of the Probate Judge the 20th day of November, 1941 and recorded in the Deed Record 112 on page 475.

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 1.50 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE
