

WARRENTY DEED

(\$4440 Federal Stamps Cancelled on this Deed)

(See Mortgage Record 187 on page 622)

STATE OF ALABAMA)
 : SS.
 SHELBY COUNTY)

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KNOW ALL MEN BY THESE PRESENTS That for and in consideration of the sum of Four Thousand (\$4,000.00) of which the sum of Eight Hundred (\$800.00) Dollars is paid in cash and the remainder, Thirty-two Hundred (\$3200.00) Dollars, is to be paid and secured by purchase money mortgage executed to Jessie T. Cox and Sidney J. Henderson-Cohron contemporaneously herewith, to the undersigned Jessie T. Cox and Sidney J. Henderson-Cohron, in hand paid by Leonard & Company (Inc.) a corporation with its principal office and place of business in the city of Birmingham, in Jefferson County, Alabama,--we, the said Jessie T. Cox and R. D. Cox (her husband) and Sidney J. Henderson-Cohron and J. W. Cohron (her husband) do hereby grant, bargain, sell and convey to and unto the said Leonard & Company (Inc.) the following described real estate, situated in Shelby County Alabama, to-wit:

West ($W \frac{1}{2}$) half of South west ($SW \frac{1}{4}$) Quarter of Section Thirteen (13); Northeast ($NE \frac{1}{4}$) Quarter of Southeast ($SE \frac{1}{4}$) Quarter and East ($E \frac{1}{2}$) Half of South east ($SE \frac{1}{4}$) Quarter of Southeast ($SE \frac{1}{4}$) Quarter of Section Fourteen (14); all in Township Twenty (20), Range Three (3), West.

Also the following described land, to-wit: Beginning at the center of the Southwest ($SW \frac{1}{4}$) Quarter of Section Thirteen (13), on the south boundary line of said section, and running east to the top of the mountain thence northeast, along the top of the mountain, to the half-mile center of said Section Thirteen (13); thence west, along the half-mile line, to the north east (NE) corner of the Nancy McWhorter land; thence south, along the line, to the point of beginning; containing eighty (80) acres, more or less; situate in Section Thirteen (13) Township Twenty (20), Range Three (3), West.

Excepting out of the foregoing the following: (a) Thirty two (32) acres, more or less, lying west of the public road and north of the Helena Road, conveyed to Emma C. Denson by deed dated April 9, 1879 and recorded in the office of the Probate Judge of Shelby County, Alabama, in Deed Book Twelve (12), page three hundred ninety-five (395); (b) three and one-half ($3 \frac{1}{2}$) acres, more or less, conveyed to Superior Lime & Hydrate Company (Inc.) by deed dated September 20, 1935, recorded in Deed Book Ninety-four (94), page five hundred six (506) in the office of said Probate Judge; (c) tract conveyed to the State of Alabama by deed dated May 6, 1939, recorded in Deed Book One Hundred six (106), page five hundred twenty-six (526) in the office of said Probate Judge; and (d) easements for public roads and other easements of record.

Together with all and singular the tenements, hereditaments and appurtenance thereunto belonging in or in anywise appertaining.

TO HAVE AND TO HOLD to and unto the said Leonard & Company (Inc.) its successors and assigns, forever

And we, the said grantors, do, for ourselves and for our heirs, and personal representatives, covenant and agree to and with the said Leonard & Company (Inc.), its successors and assigns, that we are lawfully seized and possessed of the aforegranted real estate; that we have a good right to sell and convey the same, as aforesaid; that the same is free from all liens and incumbrances, except the taxes for the year 1942, which are to be prorated between the parties hereto; that we will, and our heirs and personal representatives, shall,

forever warranty and defend the title to the same to and unto the said Leonard & Compant (Inc.), its successors and assigns, against the lawful claims of all persons whomsoever, except as against the said taxes, as aforesaid.

In WITNESS WHEREOF, We hereunto set our hands and seals, this the 31st day of December, 1941.

WITNESS

J. F. Winter
Bessie Brooks

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 1.00 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE

✓ Jessie T. Cox (L.S.)
✓ Sidney J. Henderson Cohron (L.S.)
✓ R. D. Cox X his mark (L.S.)
✓ J. W. Cohron (L.S.)

STATE OF ALABAMA)
: SS
JEFFERSON COUNTY)

I, Bessie G. Brooks, a Notary Public in and for said County in said State, hereby certify that Jessie T. Cox and R. D. Cox, (her husband) and Sidney J. Henderson-Cohron and J. W. Cohron, (her husband), 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 31st day of December, 1941.

Bessie G. Brooks,
Notary Public

Filed in the office of the Probate Judge the 1st day of January, 1942 and recorded in the Deed Record 112 on page 567.

L. C. Walker,
Judge of Probate