

\$00.55 Federal Stamps Cancelled on this deed

#1500

WARRANTY DEED

STATE OF ALABAMA |

SHELBY COUNTY |

THIS INDENTURE, made and entered into on this the 16th day of February, 1942, by and between U. A. Irwin and Florence A. Irwin, his wife, hereinafter referred to as the parties of the first part, and G. B. Bentley, hereinafter referred to as the party of the second part, WITNESSETH: The parties of the first part, for and in consideration of the sum of Two Hundred Fifty Dollars (\$250.00) to them this day in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, have and by these presents do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said party of the second part, the following described real property situated in Shelby County, Alabama, to-wit:

Northeast Quarter of the Southeast Quarter of Section Twenty-three (23), Township Twenty (20) South Range One (1) West, containing Forty (40) acres more or less.

TO HAVE AND TO HOLD, unto the said party of the second part, his heirs and assigns, forever.

The parties of the first part, for themselves and their heirs, executors and administrators, hereby covenant and warrant to and with the said party of the second part, his heirs and assigns, that they are seized of an indefeasible estate in and to the said property; that they have a good right to convey the same as herein contained; that they will guarantee the peaceable possession thereof; that the said property is free from all liens and encumbrances, except 1942 taxes, and that they will, and their heirs, executors and administrators, shall forever warrant and defend the same unto the said party of the second part, his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals on this the day and year first above written.

U. A. Irwin (SEAL)

Florence A. Irwin (SEAL)

STATE OF ALABAMA |

BALDWIN COUNTY |

I, J. B. Blackburn, a Notary Public, within and for said County in said State, hereby

that U. A. Irwin and Florence A. Irwin, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

I further certify that on the 16th day of February, 1942 came before me the within named Florence A. Irwin, known to me to be the wife of the within named U. A. Irwin, who, being examined separate and apart from her husband, touching her signature to the foregoing conveyance, acknowledged that she signed the same of her own free will and accord and without fear, constraints or threats on the part of her husband.

Given under my hand and official seal of this the 16th day of February, 1942.

(Seal)

J. B. Blackburn  
Notary Public, Baldwin County, Alabama

Filed for record in this office on the 20th day of March, 1942, at 8 o'clock A. M. and duly recorded in Deed Record Vol. 113, Page 172.

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$ .50 Privilege Tax  
has been paid on the within  
instrument as required by  
law.

L. C. Walker, Judge of Probate

L. C. WALKER,  
JUDGE OF PROBATE