

\$4.40 Federal Stamps Cancelled on this Deed

#288

WARRANTY DEED

(Note: See Mortgage Record Vol. 192 on page 264)

THE STATE OF ALABAMA )

SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS.

That for and in consideration of Seven Hundred Fifty Dollars and other good and valuable considerations to the undersigned grantor J. A. Hines in hand paid by Edward E. Rogers and wife, Ethel L. Rogers the receipt whereof is acknowledged, we the said J. A. Hines and wife, Myra D. Hines do grant, bargain, sell and convey unto the said Edward E. Rogers and wife, Ethel L. Rogers the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at a point on the Montevallo & Wilton public road 80 feet, west of the Northeast corner of the Northeast quarter of Northwest quarter of section 9, township 24, North range 12 east, thence south 40 degrees west along said road 1744 feet, thence south 62 degrees 30 minutes east 436-1/3 feet, thence south 39 degrees west 304-1/3 feet, thence south 63 degrees east 264 feet, thence south 28 degrees west 326-1/3 feet, thence North 88 degrees 10 minutes east 1897-2/3 feet to a point on old Selma dirt road, thence south 19 degrees 30 minutes west 488-2/3 feet to a point on south boundary line of southwest quarter of Northeast quarter of said section 9, thence North 87 degrees 30 minutes east along said south boundary line 650-1/3 feet to the southeast corner of said southwest quarter of Northeast quarter, thence North 3 degrees 30 minutes west to a certain stream known as "Wilson Branch" thence down the run of said branch to the North line of the Northwest quarter of Northeast quarter of said section; and thence south 87 degrees 45 minutes west along said section line to the point of beginning. EXCEPTING from above described land 9 acres on the Northwest quarter of Northeast quarter of section 9, township 24, range 12 east, belonging to G. W. Kendrick, and which said 9 acres is described as follows: To locate the beginning point of the said 9 acres hereby excepted, commence, at a point on the northern boundary line of said Northwest quarter of Northeast quarter 317 feet west of the intersection of the old Selma dirt road and said North boundary line of said Northwest

quarter of Northeast quarter and running thence south no degrees 30 minutes west 270 feet which point is the starting-point of said 9 acres, thence south 78 degrees west 247 feet, thence south 5 degrees 30 minutes west 839 feet thence North 82 degrees east 478 feet to a point on the old Selma dirt road; thence North 10 degrees east 382 feet along said old Selma dirt road; thence continuing north 2 degrees 30 minutes east 473 feet along the old Selma dirt road; thence south 80 degrees 30 minutes west 234 feet; thence North 28 feet to point of beginning, containing 91 acres, more or less, and known as the "H. M. Cole Place." Less easement to Alabama Power Company.

TO HAVE AND TO HOLD, To the said Edward E. Rogers and wife, Ethel L. Rogers, their Heirs and Assigns forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Edward E. Rogers and wife, Ethel L. Rogers, their Heirs and Assigns, that we are lawfully seized in fee simple of said premises, that they are free from all incumbrances except state and county taxes for the current tax year ending September 30th, 1944, 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 Edward E. Rogers and wife, Ethel L. Rogers, their Heirs and Assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of November, 1943.

J. A. Hines (Seal)  
Myra D. Hines (Seal)

WITNESSES:  
Wm. J. Thornton

THE STATE OF ALABAMA )  
JEFFERSON COUNTY. )

I, Wm. J. Thornton, a Notary Public in and for said County, in said State, hereby certify that J. A. Hines and wife, Myra D. Hines 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 6th day of November, 1943.

Wm. J. Thornton, Notary Public.

Notarial 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 on the 6th day of November, 1943, came before me the within named Myra D. Hines known to me to be the wife of the within named J. A. Hines 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 6th day of November, A. D. 1943.

Wm. J. Thornton, Notary Public

Notarial Seal

Filed for record in this office on the 12th day of November, 1943, at <sup>thirty</sup> one o'clock P. M. and duly recorded in Deed Record Vol. 117 on page 434.

L. C. Walker, Judge of Probate

STATE OF ALABAMA  
ONEALBY 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