

No Federal Stamps Cancelled on this deed

#1268

DEED

CL-21694

R.L.V.

STATE OF LOUISIANA
PARISH OF ORLEANS
CITY OF NEW ORLEANS

In consideration of the sum of TWO HUNDRED FIFTY AND NO/100 (\$250.00) DOLLARS, receipt of which is hereby acknowledged the Federal Farm Mortgage Corporation a Corporation, hereinafter called Grantor, does hereby grant, bargain, sell and convey unto A. J. Cox hereinafter called Grantee, the following described real estate situated in Shelby County, State of Alabama, to-wit:

The southeast quarter of southwest quarter of Section 12, Township 18 South,
Range 1 East.

There is excepted from this deed and reserved unto Grantor a one-half interest in such of the oil, gas and other minerals in and under the above land (except sand and gravel) as may be legally owned by Grantor, together with the right of ingress and egress for the purpose of exploring for, drilling or mining for, producing the minerals so reserved. The remaining mineral interest is hereby conveyed without warranty.

To have and to hold the aforegranted premises, together with the improvements and appurtenances thereunto belonging, unto the said Grantee, his heirs or assigns, forever. And the Grantor does covenant with the said Grantee, his successors or assigns, that it is lawfully seized in fee of the aforegranted premises; that such premises are free from all encumbrances; that it has a good right to sell and convey the same, and that it will warrant and defend the said premises to the said Grantee, his heirs or assigns, forever against the lawful claims and demands of all persons.

It is fully understood and agreed that the Grantor is selling the above described property subject to any and all outstanding rights of redemption from any foreclosure sale.

The Grantee hereby agrees to pay all taxes, including drainage taxes or other assessments, for the year 1938, and assumes the payment of all such taxes subsequently assessed against the above property.

WITNESS the signature of said Corporation by H. H. Montgomery, its Vice-President, attested by V. W. Olivier, its Assistant Secretary, under its Corporate seal and by authority of its Board of Directors, on this the 13th day of September, 1943.

ATTEST:

N. W. Olivier
Assistant Secretary

Seal

FEDERAL FARM MORTGAGE CORPORATION
Grantor

BY H. H. Montgomery
Vice-President

STATE OF LOUISIANA
PARISH OF ORLEANS
CITY OF NEW ORLEANS

I, the undersigned Notary Public in and for said City and Parish in said State, do hereby certify that H. H. Montgomery, whose name as Vice-President of Federal Farm Mortgage Corporation, a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal on this the 13th day of September, 1943.

My commission is for life or good behavior.

Emile H. Dieth, Notary Public.

Notarial
Seal

Filed for record in this office on the 23rd day of March, 1944, at eleven o'clock A. M. and duly recorded in Deed Record Vol. 118 on page 226.

L. C. Walker, Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$.52 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE