

#1749

\$5.50 Federal Stamps Cancelled on this Deed

DEED

THE STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS. That for and in consideration of Thirty Seven Hundred (\$3700.00) Dollars and other good and valuable consideration to the undersigned grantor C. L. Guyton in hand paid by Leon Jensen the receipt whereof is acknowledged we the said C. L. Guyton and wife, Rachael Guyton do grant bargain, sell and convey unto the said Leon Jensen the following described real estate situated in Shelby County, Alabama, to-wit:

The East One Half of Southwest Quarter ($E\frac{1}{2}$ of $SW\frac{1}{4}$) and the Southeast Quarter of Northwest Quarter ($SE\frac{1}{4}$ of $NW\frac{1}{4}$) of Section 36, Township 19, Range 3 West, except approximately ten acres in the Northwest corner of the last mentioned 40 acres conveyed to John R. Jones by deed recorded in Deed Book 13, page 442, in the Probate Office of Shelby County, Alabama, also except the mineral rights which have heretofore been conveyed. The approximately ten acres being more particularly described as follows: Parts of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 36, Township 19, Range 3 West. Begin at Northwest corner of the Southeast Quarter of Northwest Quarter and run South 22 degrees 35' West three hundred and thirty-seven and $\frac{3}{10}$ (337.3) feet to old Helena Road; thence South 43 degrees and 04' East six hundred and forty-one (641) feet along East edge of ditch to stake; thence North 29 degrees 37' East eight hundred eighty-nine and $\frac{3}{10}$ (889.3) feet to stake on wire fence on North line of said forty acres; thence south 89 degrees 34' west seven hundred and thirty (830) feet to point of beginning, containing 8.917 acres. Also except that certain tract of land heretofore conveyed to M. M. Nelson more particularly described as follows: Begin at Southeast corner of the Southeast Quarter of the Northwest Quarter of said section 36; thence North 2 degrees 56' West Thirteen hundred and twenty-one and $\frac{7}{10}$ (1321.7) feet to stake at intersection of fence lines; thence South 89 degrees 34' West, five hundred and seventy-three and $\frac{4}{10}$ (573.4) feet to stake at intersection of wire fences; thence South 29 degrees 37' West eight hundred, nineteen and $\frac{10}{100}$ (819.0) feet to a stake at fence line; thence South 29 degrees 56' East eleven hundred and ninety-four and $\frac{10}{10}$ (1194.0) feet to beginning.

TO HAVE AND TO HOLD, To the said Leon Jensen, his Heirs and Assigns forever.

And we do, for ourselves and our heirs, excecutors and administrators, covenant with the said Leon Jensen, his Heirs and Assigns, that we are lawfully seized in fee simple of said premises, that they are free from all incumbrnces except taxes for the year of 1944 which the grantee herein agrees to assume and pay. and that we have a good right to sell and convey the same as aforesaid; that we will, and our heris, executors and administrators shall warrant and defend the same to the said Leon Jensen, his Heirs and Assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of May, 1944.

C. L. Guyton (SEAL)

Rachel Guyton (SEAL)

Rachael Guyton(SEAL)

THE STATE OF ALABAMA)

JEFFERSON COUNTY.)

I, H. R. Sullivan, a Notary Public in and for said County, in said State, hereby certify that C. L. Guyton and wife Rachael Guyton 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 29th day of May, 1944.

H. R. Sullivan, Notary Public.

THE STATE OF ALABAMA)

JEFFERSON COUNTY.)

I, H. R. Sullivan, a Notary Public in and for said County, in said State, hereby certify that on the 29th day of May, 1944, came before me the within named Rachael Guyton known to me to be the wife of the within named C. L. Guyton 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, constraint or threats on the part of her husband.

In Witness whereof, I hereunto set my hand and official seal this 29th day of May, A. D. 1944.

H. R. Sullivan, Notary Public.

Filed for record in this office on the 7th day of June, 1944, at eight o'clock A. M. and duly recorded in Deed Record Vol. 118 on page 455.

L. C. Walker, Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 5.00 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE