

\$00.55 Federal Stamps Cancelled on this deed

D E E D

#91 8 500 00
Cons.

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That Whereas, J. W. Powers, who is now deceased heretofore, during towit, the month of September, 1910, sold and conveyed by deed to A. J. Warlick, who is also now deceased, certain real property located in Shelby County, Alabama, and hereinafter described, and that on or about the same time the said A. J. Warlick executed to the said J. W. Powers a mortgage on said real property for the purpose of securing payment of the balance of the purchase price therefor, said mortgage being of record in the office of the Judge of Probate of Shelby County, Alabama, in Volume or Book 88, page 162, record of mortgages; and whereas, while said mortgage indebtedness as described in and secured by said mortgage has been many years prior to this date fully paid and said note or notes and mortgage evidencing said debt turned over to the said A. J. Warlick or destroyed; yet through neglect or oversight on the parts of the said J. W. Powers and the said A. J. Warlick no marginal entry of the satisfaction of said mortgage has been made on the Probate Records of Shelby County, Alabama; and,

WHEREAS, on towit, June 21st, 1940, the said A. J. Warlick sold and conveyed to J. H. Warlick of Birmingham, Alabama, the said real property hereinafter described, which deed is of record in the office of the Probate Judge of Shelby County, Alabama, in Volume 108, page 488, record of deeds; and whereas, the said J. H. Warlick now claims that the said deed from the said J. W. Powers to the said A. J. Warlick conveying the real property hereinafter described was never filed for record in the Probate Office of Shelby County, Alabama, or if it was filed for record in said Probate Office, the said J. H. Warlick after diligent search made, is unable to find any record of said deed in the Probate Office of Shelby County, Alabama; and,

WHEREAS, Ralph Powers, of Leeds, Alabama, is the son and sole heir at law of the said J. W. Powers, deceased, and as such sole ~~heir~~ is the proper party and the only party with right and authority to execute this instrument. That the said J. W. Powers departed this life on or about the 19th day of Jan. 1942, leaving no wife surviving him and leaving no children surviving him other than the said Ralph Powers, and that the said J. W. Powers left no descendants of any deceased child or children surviving him. That the said J. W. Powers died intestate and that there are no unpaid debts or claims against his estate;

NOW THEREFORE, In Consideration of the premises and for the further consideration of One (\$1.00) Dollar in hand paid by the said J. H. Warlick to the said Ralph Powers, the receipt and sufficiency hereof is acknowledged, we, the said Ralph Powers and wife, Powers, do hereby remise, release, quitclaim and convey unto the said J. H. Warlick, the following described real estate, situated in Shelby County, Alabama, to-wit:

Starting 150 feet from Center of Main line of Central of Georgia Railroad and running with line of Eugene Williams Southwest 140 feet; thence Northwest 100 feet to right of way of O. M. Harris; thence Northeast 140 feet along said right of way of O. M. Harris to right of way of Central of Georgia; thence Southeast along said right of way of Central of Georgia Railroad 100 feet to starting point. Also one piece of land starting at South corner of J. W. Powers Barn, and running Southwest 84 feet to line of O. M. Harris; thence Northwest 100 feet to right of way of O. M. Harris; thence Northeast 84 feet to J. W. Powers lot; thence Southeast 100 feet to starting point, all in Section 14, Township 19, Range 2 East.

The said Ralph Powers herewith acknowledges and admits that the mortgage from A. J. Warlick to J. W. Powers recorded in Volume or Book 88, page 162, in the office of the Judge of Probate of Shelby County, Alabama, has long ago been fully paid and satisfied, and in order to foreclose any question as to said mortgage being unpaid or unsatisfied, the said Ralph Powers does hereby expressly admit and acknowledge full payment thereof.

TO HAVE AND TO HOLD Unto the said J. H. Warlick, his heirs and assigns forever.

IN WITNESS WHEREOF, We have hereunto set our signatures and seals, on this 9th day of Sept., 1944.

Ralph Powers (SEAL)

Marie W. Powers(SEAL)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, J. W. Griffin, a Notary Public in and for said County, in said State, hereby certify that Ralph Powers and 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.

Given under my hand and official seal, this 9 day of Sept., 1944.

J. W. Griffin

Notary Public

Notarial Seal

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, J. W. Griffin, a Notary Public in and for said County, in said State, do hereby certify that on the 9 day of Sept, 1944, came before me the within named Marie W. Powers known to me to be the wife of the within named Ralph Powers, 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 the husband.

Given under my hand and official seal, this 9th day of Sept., 1944.

J. W. Griffin

Notary Public

Notarial Seal

Filed for record in this office on the 16th day of October, 1944, at ten o'clock A. M. and duly recorded in Deed Record Vol. 119 on pages 161 and 162.

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