

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-two Hundred, Fifty & 00/100--DOLLARS to the undersigned grantors B. L. Hester and wife, Dessie Hester in hand paid by J. E. Cater the receipt whereof is acknowledged we the said B. L. Hester and wife, Dessie Hester do grant, bargain, sell and convey unto the said J. E. Cater the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at a point 881 feet North of the Southeast corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 22, Range 2 West, and run North 870 feet; thence West to the West line of the right of way of Birmingham-Montgomery Highway for a point of beginning; thence continue West to the East line of the Columbiana and Montevallo Public Road; thence South-west along the East line of said last mentioned public road to a point where the East line of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 4, Township 22, Range 2 West crosses said road; thence South along the East line of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 4, Township 22, Range 2 West to the Northwest corner of the land formerly owned by Sallie Bird; thence East along the North line of said Sallie Bird Land to the West right of way line of the Birmingham-Montgomery highway; thence Northwest along said right of way to the point of beginning and containing 40 acres, more or less, except $\frac{1}{4}$ acre reserved as Cemetery lot.

Also all of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 22, Range 2 West except that part which lies North of the Columbiana and Montevallo road and East of the right of way of the L & N. RR and also except the right of way of said railroad through said lands, and also except tract lying South of and adjoining said Columbiana and Montevallo road and West of and adjoining the right of way of said railroad and being 250 feet wide and running from said public road South along said railroad right of way to the South line of said forty acres, and containing 30 acres, more or less.

TO HAVE AND TO HOLD, To the said J. E. Cater, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said J. E. Cater, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except taxes for the year 1945 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 J. E. Cater, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 11 day of November, 1944.

B. L. Hester (SEAL)

Dessie Hester (SEAL)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, S. W. Smyer, a Notary Public in and for said County, in said State, hereby certify that B. L. Hester and wife, Dessie Hester 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 11 day of November, A. D. 1944.

S. W. Smyer, Notary Public

Notarial Seal

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, S. W. Smyer, a Notary Public in and for said County, in said State, hereby certify that on the 11th day of November, 1944, came before me the within named Dessie Hester known to me (or made known to me), to be the wife of the within named B. L. Hester 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, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this 11th day of November A. D. 1944.

S. W. Smyer, Notary Public

Notarial Seal

Filed for record in this office on the 13th day of November, 1944, at eight o'clock A. M. and duly recorded in Deed Record Vol. 119 on page 269-270.

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 3.50 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