

WARRANTY DEED

Con 8/1000

THE STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred & 00/100--Dollars to the undersigned grantor M. L. Batson in hand paid by Mrs. Annebelle Bailey the receipt whereof is acknowledged and in the further consideration of the execution and delivery by the grantee herein to the grantor herein of her promissory note in the amount of \$800.00 secured by mortgage for the balance of the purchase price due for the property hereinafter described, we the said M. L. Batson and wife, Emma P. Batson do grant, bargain, sell and convey unto the said Mrs. Annebelle Bailey the following described real estate situated in Shelby County, Alabama, to@wit:

The Surface right in and to all of the Northwest Quarter of Northeast Quarter (NW1 of NE1) of Section 36, Township 19, Range 3 West, except that part of said forty acres conveyed off and which conveyances by M. L. Jones are described as follows: Two (2) acres more or less in the Northeast corner of the Northwest Quarter of Northeast Quarter (NW1 of NE1) described as follows: Commencing on the right of way of the railroad and run in a Northerly direction to the North boundary line of said forty; thence East to the right of way of said railroad to the point of beginning, lying in a "V" shape.

Also except one lot lying in the Northeast corner of said forty described as follows:

Commencing at the Northeast corner of said forty and run South one hundred (100) feet;
thence west fifty (50) feet; thence North fifty (50) feet; thence East to the point of
beginning; also except one lot commencing at a point fifty (50) feet West of the Northwest
Quarter of Northeast Quarter (NW4 of NE4) of what is known as the Cunningham lot and run West
fifty (50) feet; thence South two hundred (200) feet; thence East one hundred (100) feet;
thence North one hundred (100) feet; thence West fifty (50) feet along the South boundary
line of the Cunningham lot; thence North with the Cunningham lot to the point of beginning.

Also except the following lot described as follows: Run from the Northwest corner of said forty acres East along the section line six and 90/100 (6.90) chains to commencing point, continue along section line one and 45/100 (1.45) chains to private road; thence South 11° East three and 30.100 (3.30) chains to Railroad right of way thence South 68° West one and 57/100 (1.57) chains; thence North 11° West three and 87/100 (3.87) chains to point of commencement, and containing $\frac{1}{2}$ acre more or less.

Also except one lot commencing at the Southeast corner of said Edith Walker lot and run in a straight direction with said lot to the Southeast corner of said forty acres, said strip or lot being one hundred (100) feet wide and containing $2\frac{1}{2}$ acres more or less, and all situated in Shelby County. Alabama.

Also except the right of way of the Louisville and Nashville Railroad Company through said above described land, containing 33 acres, more or less, and transmission line permit granted to Alabama Power Company by the grantors herein as shown by instrument recorded in said Probate Office of Shelby County, Alabama, in Volume 105, page 590.

TO HAVE AND TO HOLD, To the said Mrs. Annebelle Bailey, her heirs and assigns forever.

And we do, for ourselves, our heirs, executors and administrators, covenant with the said Mrs. Annebelle Bailey, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all incumbrances except taxes for the current tax year 1944, which are to be paid by the grantee herein 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 Mrs. Annebelle Bailey, her Heirs and Assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 21st day of April, 1944.

WITNESSES:

M. L. Batson (Seal)

James H. Leslie

Emma P. Batson (SEAL)

THE STATE OF ALABAMA)

JEFFERSON COUNTY.

I, James H. Leslie, a Notary Public in and for said County, in said State, hereby certify that

M. L. Batson and wife, Emma P. Batson 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 21st day of April, 1944.

James H. Leslie, Notary Public.

Notarial Seal

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, James H. Leslie, a Notary Public in and for said County, in said State, hereby certify that on the 21st day of April, 1944, came before me the within named Emma P. Batson known to me to be the wife of the within named M. L. Batson 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 the husband.

In witness whereof, I hereunto set my hand and official seal this 21st day of April A. D. 1944.

James H. Leslie, Notary Public.

Notarial Sea C

Filed for record in this office on the 28th day of December, 1944 at eleven o'clock A. M. and duly recorded in Deed Record Vol. 119 on page 377 and 378.

SHELSY COUNTY

I hereby certify to a 100 Privile To nos been paid on the within that rument us required by these.

L. C. WALKER.

L. C. Walker, Judge of Probate