WARRANTY DEED

See Mtg. Record 192 Page 242.

\$3.85 Federal Stamps Cancelled on this Deed

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

THAT in consideration of Thirty two hundred dollars (\$3,200.00) to the undersigned grantors Rebekah S. Smith and Richard W. Smith (husband and wife) in hand paid by Frank Zipperer and wife Alice Zipperer the receipt whereof is acknowledged we the said Rebekah S. Smith and Richard W. Smith do grant, bargain, sell and convey unto the said Frank Zipperer and wife Alice Zipperer the following described real estate, situate d in Shelby County, Alabama, to-wit:

All that part of the NE<sub>4</sub> of Section 5, Township 24, Range 13 East, lying south of the right of way of Montevallo and Columbiana Highway, except a strip 110 yards wide on the west side thereof, in also 3 acres of land lying/the SW<sub>2</sub> of the NW<sub>2</sub> of Section 4, Township 24, Range 13 East, described as follows: Beginning on the south line of the right of way of the Montevallo and Columbiana Highway at the point of intersection thereof with the line separating Sections 4 and 5, thence south along Section line 420 feet, thence East and parallel with said Highway 315 feet, thence North 420 feet, to the south line of the right of way of said highway, thence west along said south line of said highway 315 feet to point of beginning.

forever.

Subject to transmission line in favor of Alabama Power Company, Also, the following described personal property: 35 white Leghorn hens, 1 Jersey heifer, 1 Holstein heifer, all flooring, lumber, wire and fence posts now on said property.

Part of the consideration above named is the assumption of a mortgage in favor of U. E. Pigg, recorded in mortgage book 192, page 242, the balance due being \$1950.00 principal.

TO HAVE AND TO HOLD, To the said Frank Zipperer and wife Alice Zipperer, their heirs and assigns

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Frank Zipperer and wife, Alice Zipperer, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as specifically set out herein 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 Frank Zipperer and wife Alice Zipperer, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 31st day of July, 1945.

WITNESSES: Wm. J. Thornton

Rebekah S. Smith (Seal)

Richard W. Smith (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, Wm. J. Thornton, a Notary Public in and for said County, in said State, hereby certify that Rebekah S. Smith and Richard W. Smith (husband 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 31st day of July, A. D. 1945.

Wm. J. Thornton, Notary Public.

Notarial Seal

STATE OF ALABAMA-1

JEFFERSON COUNTY )

I, Wm. J. Thornton, a Notary Public in and for said County, in said State, hereby certify that on the 31st day of July, 1945, came before me the within named Rebekah S. Smith known to me (or made known to me), to be the wife of the within named Richard W. Smith 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 31st day of July, A. D. 1945.

Wm. J. Thornton, Notary Public

Notarial Seal

Filed for record in this office on the 7th day of August, 1945, at ten o'clock A. M. and duly recorded in Deed Record Vol. 120 on page 418 and examined.

L. C. Walker, Judge of Probate.

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