#652

$5.00 Federal Stamps Canceled on this Deed

WARRANTY DEED

THE STATE OF ALABAMA,)
KNOW ALL MEN BY THESE PRESENTS:
JEFFERSON COUNTY.)

That for and in consideration of FOUR THOUSAND FIVE HUNDRED AND NO/100------($4,500.00)----DOLLARS to the undersigned grantor Guardian Realty Company, a corporation, in hand paid by Steiner Brothers, a Corporation, the receipt whereof is hereby acknowledged, the said Guardian Realty Company, a Corporation does grant, bargain, sell and convey unto the said Steiner Brothers, a Corporation the following described real estate, to-wit:

Begin at a point where the South line of the SE¼ of NW¼ of Sec. 34, Tp. 19, Range 2 East, intersects with the westerly line of the right of way of the Florida Short Route (Alabama Highway #91), then run northwesterly along said Highway line 1539 feet more or less to a point where said Highway line intersects the Easterly line of Chancellor's Ferry Road, to be used as the point of beginning, thence run Southeasterly along said line of Chancellor's Ferry Road 250 feet to a point, thence run in an easterly direction to a point on the Westerly right of way line of the Florida Short Route (Alabama Highway #91), thence run northwesterly along the right of way line of the Florida Short Route (Alabama Highway #91) 250 feet to the point of beginning. Said property being situated in the E½ of NW¼ of Section 34, Tp. 19, Range 2 East

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Steiner Brothers, a Corporation, its successors and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said Steiner Brothers, a Corporation, its successors and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said Steiner Brothers, a Corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Guardian Realty Company, a Corporation has caused these presents to be executed by Leo K. Steiner, Jr., its President, duly authorized thereto, and attested by Wm. J. Smith, its Secretary, who affixed its corporate seal hereto, being duly authorized thereto, on this the 21st day of November, 1945.

GUARDIAN REALTY COMPANY, a Corporation

By Leo K. Steiner, Jr., Its President.

ATTEST: Wm. J. Smith, Secretary.

Corporate Seal

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify this
$ 4.50 Privilege Tax
has been paid on the within
instrument as required by
law.
L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA,)
JEFFERSON COUNTY.)

I, Margaret Tinman, a Notary Public in and for said County, in said State, hereby certify that Leo K. Steiner, Jr., whose name as President of the Guardian Realty Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 21st day of November, 1945.

Margaret Tinman, Notary Public.

Notarial Seal.

Filed for record in this office on the 7th day of December, 1945, at eleven o'clock A. M. and duly recorded in Deed Record Vol. 123 on page 193 and examined.

L. C. Walker, Judge of Probate.