

#881

(\$1.65 Federal Stamps Cancelled on this Deed)

DEED

See Mortgage Record 195 page 252

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: THAT for and in consideration of the sum of Six Hundred and no/100 (\$600.00) Dollars cash in hand paid by Mary B. McGuire and Charles T. McGuire to Stewart H. Welch and Birmingham Trust and Savings Company as trustees under the will of Annie Welch Smith, deceased, receipt of which is hereby acknowledged, and in further consideration of the delivery of three promissory notes aggregating the sum of Nine Hundred and no/100 (\$900.00) Dollars, said notes being secured by a mortgage bearing even date herewith executed by the said Mary B. McGuire and Charles T. McGuire and conveying the hereinafter described real estate, the said Stewart H. Welch and Birmingham Trust and Savings Company as trustees under the will of Annie Welch Smith, deceased, do hereby grant, bargain, sell and convey unto the said Mary B. McGuire and Charles T. McGuire the following described real estate situated in Shelby County, Alabama, to-wit:

Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) and all that part of the Southwest quarter (SW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) and of the Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) lying south of the Little Cahaba Road and all that part of the Northeast quarter (NE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) lying south of Little Cahaba Road and west of a diagonal line running from the Southeast corner to the Northwest corner of said Northeast quarter (NE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) all lying in Section Sixteen (16), Township Nineteen (19), Range Two (2) West, Shelby County, Alabama, and being a part of the property conveyed by foreclosure deed of R. Brewer and wife that is recorded in Volume 121, page 163, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Mary B. McGuire and Charles T. McGuire, their heirs and assigns forever; subject, however, to taxes on said property for the year 1946 which the grantees hereby assume and agree to pay when due; and subject to existing leases of said property, if any.

The within conveyance is executed by Birmingham Trust and Savings Company solely in its capacity as trustee under the will of Annie Welch Smith, deceased, and under the powers and authority therein contained, to which reference is made for a description of said powers and authority. It is understood that Birmingham Trust and Savings Company in its individual or corporate capacity is not a part hereto and shall not be liable hereunder on any account whatsoever.

IN WITNESS WHEREOF, the undersigned Stewart H. Welch, in his capacity as trustee under the will of Annie Welch Smith, deceased, has hereunto set his signature and seal, and the said Birmingham Trust and Savings Company as trustee under the will of Annie Welch Smith, deceased, has hereunto caused its signature to be affixed by John C. Schor its Trust Officer who is thereunto duly authorized, and has hereunto attached its corporate seal on this the 29th day of December, 1945.

Stewart H. Welch (SEAL)

BIRMINGHAM TRUST AND SAVINGS COMPANY

BY John C. Schor

Its Trust Officer

As Trustees under the will of Annie Welch Smith, deceased.

(SEAL)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Annette H. Raun, a Notary Public in and for said County in said State, hereby certify that Stewart H. Welch whose name as trustee under the will of Annie Welch Smith, deceased, 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, acting in his capacity as trustee as aforesaid executed the same

voluntarily on the day the same bears date.

Given under my hand and official seal on this the 29th day of December, 1945.

Annette H. Raum

Notary Public

NOTARIAL SEAL

STATE OF ALABAMA

JEFFERSON COUNTY

I, Annette H. Raum, a Notary Public in and for said County in said state, hereby certify that John C. Schor whose name as Trust Officer of Birmingham Trust and Savings Company, a corporation acting as trustee under the will of Annie Welch Smith, deceased, 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 acting in its capacity as trustee as aforesaid.

Given under my hand and official seal on this 29th day of December, 1945.

Annette H. Raum

Notary Public

NOTARIAL SEAL

Filed in the office of the Probate Judge the 2nd day of January, 1946 at 8 o'clock A.M. and recorded in the Deed Record 123 on page 289 on this the 10th day of January, 1946.

L.C. Walker,

Judge of Probate

STATE OF ALABAMA
JEFFERSON COUNTY

I hereby certify that
\$1.00 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE