

#1260 WARRANTY DEED

\$1.10 Federal Stamps cancelled on this Deed.

THE STATE OF ALABAMA, §

SHELBY COUNTY, §

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of (\$1,000.00) One Thousand and no/100 DOLLARS to the undersigned grantor J. A. Spearman and Flora Mae Spearman in hand paid by Muriel S. Hill and Iris S. Morton the receipt whereof is acknowledged we the said J. A. Spearman and wife, Flora Mae Spearman do grant, bargain, sell and convey unto the said Muriel S. Hill and Iris S. Morton the following described real estate, to-wit:

The E $\frac{1}{2}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 31 Township 20 Range 2 East, containing 20 acres more or less.

All that part of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 6 Township 21 Range 2 East which lies north of a line beginning at a point 70 yards north of the SW corner and running east 105 yards, thence north 140 yards, thence east to the east line of said forty acres.

Also that part of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 6 Tp 21 Range 2 East described as beginning at a point 70 yards north of the SE corner of said forty acres and run west about 300 feet to the south corner of the L C Pope residence lot, which point is about 247 feet east of the right of way of the Columbiana and Vincent highway, thence in a northeasterly direction parallel with 70 yards distant from the right of way of said highway 140 yards, thence north west perpendicular to said highway 70 yards to the east line of said right of way, thence north east along said highway to the north line of said forty acres, thence east to the NE corner of said forty acres, thence south to the point of beginning.

Also that part of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 6 Tp 21 R 2 east lying west of right of way of said highway.

situated in Shelby County, Alabama.

It is understood that the grantors reserve the use, income and benefit of the above described property during their natural lives.

TO HAVE AND TO HOLD, TO THE SAID Muriel S. Hill and Iris S. Morton, their Heirs and Assigns forever

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Muriel S. Hill and Iris S. Morton, their Heirs and Assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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 Muriel S. Hill and Iris S. Morton, thier Heirs and Assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this the 8th day of February, 1946.

WITNESSES:

W.J. Weldon

NOTARY SEAL

J. A. Spearman  
Flora Mae Spearman(SEAL)  
(SEAL)

Was J. H. that has been changed to J. A. according to original. Md 24-1951.  
J. C. W.



THE STATE OF ALABAMA, §  
SHELBY COUNTY. §

I, W. J. Welson, a Notary Public in and for said County, in said State, hereby certify that J.A. Spearman and wife, Flora Mae Spearman 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 8th day of February, 1946.

NOTARY SEAL

W. J. Welson  
Notary Public

STATE OF ALABAMA, §  
SHELBY COUNTY. §

I, W. J. Welson, a Notary Public in and for said County in said State, do hereby certify that on the 8th day of February, 1946, came before me the within named Flora Mae Spearman known to me (or made known to me), to be the wife of the within named J. A. Spearman 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, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this 8th day of February, 1946.

NOTARY SEAL

W. J. Welson  
Notary Public

STATE OF ALABAMA  
filed for Record the 8 day of February, 1946, at 3:00 P.M., and recorded in Deed Record 123 on page 439 on the 14 day of February, 1946.

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.

L. C. WALKER,  
JUDGE OF PROBATE