

THE STATE OF ALABAMA, ||
SHELBY COUNTY. ||

WARRANTY DEED

#1424

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of the sum of One Hundred and No/100 DOLLARS to the undersigned grantors, Johnnie R. Dailey and H. A. Dailey paidtby, Grantee, J. W. Rachels the receipt whereof is hereby acknowledged, we, the said Johnnie R. Dailey and husband H. A. Dailey the said Grantor's, have sold, and do hereby grant, bargain, sell and convey unto said Grantee J. W. Rachels the following described real property, viz.:

Commencing at a point on Prairie Branch, 163 yards South from the point where said Branch crosses the Section line between Sections 15 and 22 in Township 20, Range 3, West, thence South along said Branch, 163 yards; thence East, to the Section line between Sections 22 and 23; thence North 163 yards along said Section line to the land deeded to A. H. Baughn, on January 22, 1912, by J. C. Garrett and wife; thence West to the point of beginning, Also, the South Twelve and One-Half (12 $\frac{1}{2}$) acres off the West Half of the NW $\frac{1}{4}$ of Section 23, Township 20, Range 3, West, lying the North end of said 80 acres in a body parallel with the North boundary line of said 80 acres all in Township 20, Range 3 West, in Shelby County, Alabama.

This instrument is intended to convey the South Half of the two Parcels of property conveyed to Sarah A. Griffin by Thomas Griffin, on February 18, 1880.

Warranted subject to taxes for 1946 due October 1, 1946.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, J. W. Rachels, his heirs and assigns forever. And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said property, that the same is free and clear of all encumbrances, excepting taxes for 1946 due October 1, 1946; 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals, this the 23rd day of January, 1946.

WITNESSES:

Johnnie R. Dailey

(SEAL)

H. A. Dailey

(SEAL)

THE STATE OF ALABAMA, ||
JEFFERSON COUNTY. ||

I, Robert M. Montgomery, a Notary Public in and for said County, in said State, hereby certify that Johnnie R. Dailey and husband H. A. Dailey 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 official seal, this 23rd day of January, 1946.

NOTARIAL
SEAL

Rob't M. Montgomery Notary Public

THE STATE OF ALABAMA, ||
JEFFERSON COHNTY. ||

I, Rob't M. Montgomery, a Notary Public in and for said County, in said State, do hereby certify that on the 23rd day of January, 1946, came before me the within named Johnnie R. Dailey known to me to be the wife of the within named H. A. Dailey who, being examined separate and apart from the husband, touching her signature to the within Warranty Deed, 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 and official seal, this 23rd day of January, 1946.

NOTARIAL
SEAL

Rob't M. Montgomery Notary Public

Filed for Record the 19 day of February, 1946, at 11 o'clock A.M., and recorded in Deed Record 123 on page 470 on the 27 day of February, 1946.

CLAYTON COUNTY
JUDGE OF PROBATE.

L. C. WALKER
JUDGE OF PROBATE.

Recorder

I hereby certify that
\$50 Privilege Tax
has been paid on the within
Instrument as required by
law.

L. C. WALKER
JUDGE OF PROBATE