

#3264

(\$2.75 Federal Stamps cancelled on this deed)

WARRANTY DEED

THE STATE OF ALABAMA)

JEFFERSON COUNTY....)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWENTY-FIVE AND NO/100 (\$2,500.00) DOLLARS to the undersigned grantors, W. F. Jeffers, Jr. and wife, Laura Jeffers, in hand paid by W. T. McBee the receipt whereof is acknowledged we the said W. F. Jeffers, Jr. and wife, Laura Jeffers do grant, bargain, sell and convey unto the said W. T. McBee the following described real estate, to-wit:

The SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 36 Township 18 Range 1 East.

The SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 35 Township 18 Range 1 East.

The N $\frac{1}{2}$  of NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 1 Township 19 Range 1 East.

Three acres in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 1 Township 19 Range 1 East, described as beginning at the NW corner of said quarter quarter section thence east along the north line of said quarter quarter section 198 feet, thence south 2 deg 30' east 670 feet, thence west 198 feet to the center of the west line of said quarter quarter section, thence north along said line to the point of beginning; being the same 3 acre tract of land in said quarter quarter section conveyed with other property by J. J. Falkner and wife to C. E. Goodwin by deed dated Oct. 28, 1913 and recorded in the office of the Judge of Probate of Shelby County, Ala. in deed book 53 page 306.

The N $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , and NW $\frac{1}{4}$  of NE $\frac{1}{4}$  and the E $\frac{1}{2}$  of NW $\frac{1}{4}$  of Section 2 Township 19 Range 1 East.

Also the following described land, viz:

Begin at the SW corner of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 36 Tp 18 R 1 East thence N 2 deg 30' W 77 feet, thence N 26 deg 12' west 464.6 feet, thence south 79 deg east 192 feet to an iron stake on the Bass road, thence south 81 deg east along said road 63.4 feet, thence south 63 deg 15' east along said road 514.3 feet, thence south 78 deg 55' east along said road 154.5 feet, thence south 74 deg 55' east along said road 328 feet, thence south 77 deg 55' east along said road 166 feet to the south line of said quarter quarter section, thence south 86 deg 15' West 1132.8 feet to the point of beginning, containing 6 acres; being the land conveyed by M. U. Falkner and wife to John H. Goodwin by deed dated March 18th, 1880 and recorded in the office of the Judge of Probate of Shelby County, Ala. in deed book 53 page 307.

All the above described property being the same property conveyed to John Zehmer by Mrs. M. B. Goodwin by deed dated November 23, 1940, and recorded in the office of the Judge of Probate of Shelby County, Ala. in deed book 109 page 535, and containing 249 acres more or less, situated in Shelby county, Alabama.

TO HAVE AND TO HOLD, To the said W. T. McBee, his heirs and assigns forever.

And we do, for ourselves, and for our heirs, executors and administrators, covenant with the said W. T. McBee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 W. T. McBee, his 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, 1946.

W. F. JEFFERS, JR. (SEAL)

LAURA JEFFERS (SEAL)

THE STATE OF ALABAMA)

JEFFERSON COUNTY....)

I, W. A. McBee, a Notary Public in and for said County, in said State, hereby certify that W. F. Jeffers, Jr. and wife, Laura Jeffers 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 1946.

NOTARIAL SEAL

W. A. MCBEE, NOTARY PUBLIC

THE STATE OF ALABAMA)

JEFFERSON COUNTY....)

I, W. A. McBee, a Notary Public in and for said County, in said State, hereby certify that on the 31st day of July-46 came before me the within named Laura Jeffers, known to me to be the wife of the within named W. F. Jeffers, Jr., 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, 1946.

NOTARIAL SEAL

W. A. MCBEE, NOTARY PUBLIC

THE STATE OF ALABAMA)

SHELBY COUNTY.....)

I, L. C. Walker, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the 2nd day of August, 1946, and was recorded in Vol. 126, Record of Deeds, Pages 103-104 on the 8th day of August 1946.

STATE OF ALABAMA  
SHELBY COUNTY

L. C. WALKER, JUDGE OF PROBATE

I hereby certify that  
a 2.50 Privilege Tax  
has been paid on the within  
instrument as required by  
law.

L. C. WALKER,  
JUDGE OF PROBATE