1542

WARRANTY DEED

THE STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWENTY-ONE HUNDRED & NO/100 DOLLARS to the undersigned granters Lewis C. Franks, and wife, Kathryn Franks in hand paid by Basil R. Smith and wife, Valera Smith, the receipt whereof is acknowledged we the said Lewis C. Franks, and _____ do grant, bargain, sell and convey unto the said Basil R. Smith and wife, Valera Smith, the following described real estate, to-wit:

A lot of land in the Town of Wilsonville, Shelby County, Alabama, described as follows: Commencing at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 1, Township 21, South, Range 1 East, which is marked by an iron pipe, and run thence North 87 degrees and 30 minutes East along the North boundary of said last named subdivision of said Section, a distance of 400 feet; run thence South 4 degrees East, a (166)distance of 491 feet; run thence North 84 degrees East166 feet to an iron stob on the Northeast corner of what was formerly known as the W. S. McEwing lot for a point of beginning of the lot herein described and conveyed: Continue thence North84 degrees East along the South boundary of a street a distance of 92.5 feet to an iron pin; turn an angle of 90 degrees to the right and run thence 142 feet; turn and angle of 90 degrees to the right and run 92.5 feet to said W.S.McEwing lot; run thence in a Northerly direction along the East boundary line of the said W. S. McEwing lot a distance of 142 feet, more or less, to the point of beginning, and being the same lot conveyed by John W. Tinney to D.F. B olton and Sadie Mae Bolton, as shown of record in Deed Book 95, on page 254, and being the same lot conveyed by W. J. Tinney, and others, to John W.Tinney by deed shown of record in Deed Book 91, on page 367, and a part of the lot described in deed recorded in Deed Book 11, on page 4577 situated in Shelby County. Alabama.

TO HAVE AND TO HOLD, To the said Basil A. Smith and wife, Valera, Smith, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Basil K.Smith, and wife, Valera Smith, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Basil K. Smith and wife, Valera Smith, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hards and seal, this day of January, 1947.

WITNESSES:

Lewis C. Franks (Seal)

Kathryn S. Franks (Seal)

STATE OF ALABAMA

W. J. WELDON

SHELBY COUNTY

I, W. J. Weldon a Notary Public in and for said County, in said State hareby certify that Lewis C. Franks and wife, Kathryn Franks, 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 goluntarily on the day the same bears date.

Given under my hand this 30th day of January, A. D. 1947.

W. J. Weldon Notary Public, Shelby County, Alabama.

NOTARIAL SEAL

STATE OF ALABAMA

SHELBY COUNTY

I, W. J. Weldon a Notary Public in and for said County, in said State hereby certify that on the day of January, 1947, came before me the within named Kathryn Franks known to me (or made known to me) to be the wife of the within named Lewis C. Franks, who, being examined separate and apart from the husband touching her signature to the within 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.

FIN WITNESS WHEREOF, I hereunto set my hand this 30th day of January, A.D. 1947.

W. J. Weldon Notary Public, Shelby County, Alabama.

NOTARIAL SEAL

Filed in the office of the Probate Judge on the 3rd day of February, 1947 at 4 P. M. o'clock and duly recorded in Deed Record 127 page 480 on the 10th day of February, 1947.

OTATE OF ALABAMA
OHELEY COUNTY

I horeby certify their
O. 2.50 Privilege Tox

has been paid on the within leastrument as required by lew.

.. C. WALKER, wear of papeate L. C. Walker

Judge of Probate