#3672

Value No Over $1000.00

$1.10 Federal Stamps Cancelled on this Deed.

19728 ROBERTS & SON, BIRMINGHAM

W. I. Brannon and wife Lorena W. Brannon

TO

William E. Nelson and wife Georgia Nelson

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Three Hundred & No/100- -/- DOLLARS and other good and valuable consideration ~~DOLLARS~~ to the undersigned grantors W. I. Brannon and wife Lorena W. Brannon in hand paid by William E. Nelson and wife Georgia Nelson the receipt whereof is acknowledged we the said W. I. Brannon and wife Lorena W. Brannon do grant, bargain, sell and convey unto the said Willian E. Nelson and wife Georgia Nelson the following described real estate, to-wit: The West ½ of the NE¼ of the SW¼ of Section 33, Township 17, Range 1 East, containing 20 acres more or less, minerals and mining rights excepted.
This conveyance is made subject to right of way of Central of Georgia Railroad now located on said land, and also subject to transmission line permit to Alabama Power Company.
There is excepted from this conveyance two small parcels of land as set forth in deed from Abe Isbell and wife Mary Isbell to Empire Land Company, a corporation, dated August 27, 1924, filed for record September 6, 1924, in deed book 77, page 379, in the office of the Judge of Probate of Shelby County, Alabama.
The Grantees herein assumes and agrees to pay an unpaid balance of $424.04 on Mortgage executed by Barney D. Guthrie Sr. to Louie Isbell and wife Virginia Isbell, filed for record April 3, 1948, in the office of the Judge of Probate of Shelby County, Alabama, in Vol. 203, Page 344.

situated in Shelby County, Alabama.

To Have and to Hold, To the said William E. Nelson and wife Georgia Nelson, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said William E. Nelson and wife Georgia Nelson, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as above stated and 1949 taxes 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 William E. Nelson and wife Georgia Nelson, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal, this 1st day of June, 1949.

Witnesses:

B. A. Vanderburg

W. I. Brannon (Seal)
Lorena W. Brannon (Seal)
(Seal)
(Seal)

THE STATE OF ALABAMA, ~~SHELBY~~ JEFFERSON COUNTY

I, B. A. Vanderburg Sr. a Notary Public in and for said County, in said State, hereby certify that W. I. Brannon and wife Lorena W. Brannon 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, this 1st day of June, A. D., 1949.

(NOTORIAL SEAL) B. A. Vanderburg, Notary Public

THE STATE OF ALABAMA, SHELBY COUNTY

I, ____ a ____ in and for said County, in said State, hereby certify that ____ whose name ____ subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that ____ the grantor ____ voluntarily executed the same in ____ presence, and in the presence of the other subscribing witness, on the day the same bears date; that ____ attested the same in the presence of the Grantor ____, and of the other witness, and that such other witness subscribed ____ name as a witness in ____ presence.

Given under my hand and seal, this ____ day of ____, A. D., 19____.

STATE OF ALABAMA
SHELBY 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

THE STATE OF ALABAMA, ~~SHELBY~~ JEFFERSON COUNTY

I, B. A. Vanderburg, Sr. a Notary Public in and for said County, in said State, do hereby certify that on the 1st day of June, 1949, came before me the within named Lorena W. Brannon known to me (or made known to me), to be the wife of the within named W. I. Brannon 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 1st day of June, A. D., 1949.

(NOTORIAL SEAL) B. A. Vanderburg, 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 9th day of July, 1949, and was recorded in Volume 137, Record of Deeds, Page 362 on the 16th day of July, 1949.

Recording Fee, $1.25 L. C. Walker, Judge of Probate