#3994

Value $500.00 .55 Cents Federal Stamps on this deed.

19728 ROBERTS & SON, BIRMINGHAM

Thomas S. Tinney and wife, Helen Tinney

TO

L. C. Walker

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of One Hundred Dollars and other good and valuable consideration DOLLARS to the undersigned grantor Thomas S. Tinney and wife, Helen Tinney in hand paid by L. C. Walker the receipt whereof is acknowledged we the said Thomas S. Tinney and wife, Helen Tinney do grant, bargain, sell and convey unto the said L. C. Walker the following described real estate, to-wit: That certain parcel or tract of land described as commencing at the southeast corner of the SE¼ of the SW¼ of Section 24, Township 21, Range 1 West, and run thence South, 74 degrees and 20 minutes west, a distance of 265 feet to a stake on the north right of way line of the Columbiana and Wilsonville paved highway being Alabama State Highway No. 25, for a point of beginning of the lot herein conveyed; thence run south, 36 degrees and 40 minutes west with the north right of way line of said highway, a distance of 171 feet to a stake; run thence north, 41 degrees and 30 minutes west, a distance of 270.6 feet to a stake; run thence north, 42 degrees and 30 minutes east, a distance of 160 feet to a stake; thence south, 41 degrees and 30 minutes east, a distance of 246.5 feet to the point of beginning, and containing 94/100 of an acre, more or less; situated in Columbiana, Shelby County, Alabama.

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

To Have and to Hold, To the said L. C. Walker, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said L. C. Walker, 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 L. C. Walker, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 9th day of August, 1949.

Witnesses:

Thomas S. Tinney (Seal)
Helen Tinney (Seal)
(Seal)
(Seal)

THE STATE OF ALABAMA, SHELBY COUNTY

I, Karl C. Harrison a Notary Public in and for said County, in said State, hereby certify that Thomas S. Tinney and wife, Helen Tinney 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 9 day of August, A. D., 1949

Karl C. Harrison, Notary Public/State of Ala. at large

THE STATE OF ALABAMA, SHELBY COUNTY

I, ... a ..... in and for said County, in said State, hereby certify that ....., a 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
Transfer Tax
has been paid on the within
instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY

I, Karl C. Harrison a Notary Public in and for said County, in said State, do hereby certify that on the 9 day of August, 1949, came before me the within named Helen Tinney known to me (or made known to me), to be the wife of the within named Thomas S. Tinney 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 9th day of August, A. D., 1949

Karl C. Harrison, Notary Public for State of Ala. at large

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 August, 1949, and was recorded in Volume 137, Record of Deeds, Page 404 on the 9th day of August, 1949.

Recording Fee, $ Free

L. C. Walker, Judge of Probate