4046

Value \$17,766.00

19,80 Federal Stomps) Cancelled on thes deed

STATE OF ALABAMA

SHELBY COUNTY

THIS INDENTURE, made and entered into, on this the 31st day of May, 1949, by and between the undersigned Hillary Herbert Elliott, an unmarried man, Lilla Elliott Fancher and husband, Burr B Fancher, James Lawrence Elliott, an unmarried man, and Lewis Denson Elliott, and wife, Bessie R. Elliott, being all of the heirs at law and next of kin of C. C. Elliott, deceased, and his wife, Tennie Fallon Elliott, now deceased, party of the first part; and William Hardaman Baker, party of the second part,

WITNESSETH; That the said party of the first part, for and in consideration of the sum of SEVENTEEN THOUSAND SEVEN HUNDED SISXTY-SIX (\$17,766.00) DOLLARS, in hand paid to them by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents does grant, bargain, sell, and convey unto the said party of the second part, his heirs and assigns, the following described real estate, situate, lying, and being in the County of Shelby, State of Alabama, to wit:

The Southwest Quarter of Section 16; and the West Half of the Southeast Quarter of Section 16; and the South Half of the Northwest Quarter of Section 16, all in Township 19, Range 2 East, and containing 320 acres, more or less.

Also, 13 acres of uniform width off of the East side of the Northwest Quarter of the Northwest Quarter of Section 16, Township 19, Range 2 East, containing 13 acres.

Also, all that part of the North Half of the Northeast Quarter of Section 16, Township 19, Range 2 East, situated North of the Vincent Public road, and West of the Baker Spring Branch, EXCEFT, the Bertie Mae Stephens tract of land containing 4.25 acres described as beginning at the point of intersection of the Harpersville Road with the Vincent road in the Northwest Quarter of the Northeast Quarter of said Section 16, and run thence North 420 feet; run thence South 76 degrees and .08 minutes East 432.7 feet; run thence South 420 feet to the Vincent public road; run thence in a Westerly direction North 85 degrees West along said Vincent road, a distance of 179.2 feet; continue thence in a Westerly direction along said road North 68 degrees West, a distance of 166.7 feet to the point of beginning, and said EXCEPTION containing 4.25 acres; the lands herein described and conveyed containing 22.23 acres, more or less, All in Township 19, Range 2 East.

Also, all that part of the West Half of the Northeast Quarter of said Section 16, lying West of the Harpersville public road, and South of the Vincent public road, and all of the Northeast Quarter of the Northwest Quarter, all in Section 16, EXCEPT that tract of land situated partly in the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 16, described as follows: Beginning at the point of intersection of the Harpersville public road with the Vincent public road, in said Northwest Quarter of the Northeast Quarter of said Section 16, and run thence North along said Vincent public road 41 degrees and 45 minutes West, a distance of 580 feet; run thence along said Vincent public road, North 78 degrees West, a distance of 243 feet to a point; run thence South 700 feet to a point; run thence East 443 feet to a point; run thence South 31 degrees East 198.5 feet to the Harpersville public road; run thence North 2 degrees and 30 minutes East, a distance of 100 feet to a point along said road; continue along said road North 12 degrees and 30 minutes East, a distance of 296 feet, more or less to the point of beginning, said EXCEPTION containing 5 acres and .07 acres (5.07 acres) the lands herein described and conveyed containing 39.2 acres, more or less, all being in Section 16, Township 19, Range 2 East, the EXCEPTED 5.07 acres, conveyed to J. E. Davis;

Also, the South Half of the Southeast Quarter of the Southwest Quarter, and the South Half of the Southwest Quarter of the Southeast Quarter of Section 9; and all that part of the Southeast Quarter of the Southeast Quarter of Section 9; situated South of Spring Creek and West of Baker Spring Branch, all in Section 9, Township 19, Range 2 East, and containing 49.78 acres, more or less.

The above described lands containing in all 444.15 acres, more or less, and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said William Hardaman Baker, the party of the second part, and unto his heirs and assigns forever.

And we, the party of the first part, for ourselves and for our heirs, executors, and administrators, covenant with the said William Hardaman Baker, the party of the second part, and to his heirs and assigns, that we, the party of the first part, are lawfully seized in fee simple of said premises; and that they are free from all encumbrances, and that we, the party of the first part, have a good right to sell and convey the same, as aforesaid; that we, the party of the first part, will, and our heirs, executors, and administrators, shall, warrant and defend the same to the said William Hardaman Baker, the party of the second part, and unto his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 31st day of May 1949.

Hillary Herbert Elliott	(SEAL)
Lilla Elliott Fäncher	(SEAL)
Burr B. Fancher	(SEAL)
James Lawrence Elliott	(SEAL)
Lewis Denson Elliott	(SEAL)
Bessie R. Elliott	(SEAL)

STATE OF ALABAMA

DALLAS COUNTY

I, H. C. Mauldin, a Notary Public in and for said County, in said State, hereby certify that Lilla Elliott Fancher, and husband, Burr B. Fancher, 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 the 23 day of May, 1949.

NOTARIAL SEAL

H. C. Mauldin Notary Public, Dallas County, Alabama.

STATE OF ALABAMA

DALLAS COUNTY

I, H. C. Mauldin, a Notary Public in and for said County, in said State, hereby certify that on the 23 day of May, 1949, came before me the within named Lilla Elliott Fancher, known to me to be the wife of the within named Burr B. Fancher, who, being examined separate and apart from the husband touching her signature to the within conveyence, 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 WHEREOR, I hereunto set my hand, this the 23 day of May, 1949.

NOTARIAL SEAL

H. C. Mauldin Notary Public, Dallas County, Alabama.

STATE OF ALABAMA

SHELBY COUNTY

I, Mary Lee Mahaffey, a Notary Public, in and for said County, in said State, hereby certify that Hillary Herbert Elliott, an unmarried man, and Lewis Benson Elliott and wife, Bessie R. Elliott, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me, on this date, that being informed the contents of this conveyance, they executed the same voluntarily, on the day the same bears date.

Given under my hand this the 31st day of May, 1949.

Mary Lee Mahaffey Notary Public, Shebby County, Alabama.

NOTARIAL SEAL

STATE OF ALABAMA

SHELBY COUNTY

I, Mary Lee Mahaffey, a Notary Public in and for said County, in said State, hereby certify that on the 31st day of May, 1949, came before me the within named Bessie R. Elliott, known to me to be the wife of the within named Lewis Denson Elliott, 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.

IN WITNESS WHEREOF, I hereunto set myhand, on this the 31st day of May, 1949.

Mary Lee Mahaffey Notary Public, Shelby County, Alabama. STATE OF OHIO

LUCAS COUNTY

I, Henry Black, a Notary Public, in and for said County, in said State, hereby certify that James Lawrence Elliott, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of May, 1949.

NOTARILLEEAL

Henry Black Henry Black Notary Public, Lucas County, State of Ohio

Filed in the office of Probate Judge on the 10th day of August, 1949 at 11 A. M. and recorded in Deed Record

139 page 109 on the 11th day of August, 1949.

L. C. Walker

Judge of Probate