#4233

WARRANTY DEED Value 3,000.00

\$ 3.30 Federal Starrys

STATE OF AIABAMA

SHELBY COUNTY,

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifteen Hundred and no/100 (\$1,500.00) Dollars and other good and valuable considerations in hand paid by C. D. Franklin and Latham Dunn, the receipt of which is hereby acknowledged by Bertha E. Jowers, Jesse F. Jowers, Willis V. Jowers and Roy David Jowers, the said undersigned Grantors, Bertha E. Jowers, Jesse F. Jowers, Willis V. Jowers, Roy David Jowers being the widow and children of W. E. Jowers who died intestate about four (4) years ago; that the said W. E. Jowers left no property except the property that is described hereinbelow; that there has been no administration of the of the said, W. E. Jowers; that there are no debts against the said estate. All debts, funeral expenses, etc. having been paid in full many months ago; that there are no claims of any kind or description against said estate; that the Grantors are more than twenty-one (21) years of age or have had their desabilites of non-age removed by law andare the heirs at law and the only heirs or heir at law; that there are no other heirs or heir at law, nor other decendants or decendant of heirs or heir at law of the said W. E. Jowers.

We the said Bertha E. Jowers, a widow, Jesse F. Jowers and wife, Ethel Jowers, Willis V. Jowers and wife, Rebecca Jowers and Roy David Jowers, an unmarried man do grant, bargain, sell and convey unto the said C. D. Franklin and Lathan Dunn the following described reak estate, situated in Shelby County, Alabama, to-wit:

The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 20, Township 20, Range 2 W; also beginning NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19, Township 20, Range 2 West; thence South along section line 129 feet, more or less, to East side of Harpersville Road for point of beginning; thence South along said section line 797 feet, more or less, to Oldham Road; thence in a Westerly direction along Oldham Road 541 feet, more or less, to

to intersection of Harpersville Road; thence aong Harpersville Road 887 feet, more or less, to point of beginning. 45 acres, more or less. (in both tracts of land).

TO HAVE AND TO HOLD, To the said C. D. Franklin and Latham Dunn, their heirs and assigns forever. And we do, for ourselves and for our heirs, executors and administrators, covenant with the said C. D. Franklin and Latham Dunn, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except 1949 property taxes assumed by Grantees, herein; 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 C. D. Franklin and Latham Dunn, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except 1949 property taxes assumed by Grantees, herein; that we have a good right to sell and convey the said as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said C. D. Franklin and Latham Dunn, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS whereof, we have hereunto set our hands and seals this the 20 day of August. 1949.

Bertha E. Jowers

Jesse F. Jowers

Ethel Jowers

Willie V. Jowers

Rebecca Jowers

Roy David Jowers

STATE OF ALABAMA

SHELBY COUNTY.

General Acknowledgment

I, the undersigned, Jno. P. Lee, a J.P. in and for said County in said State hereby certify that Bertha E. Jowers, a widow, Jesse F. Jowers and wife Ethel Jowers, 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 c nveyance they executed the same voluntarily on the day the same bears date.

Given under my handand official seal this 20 dall of August., 1949.

Jno. P. Lee, J.P.

STATE OF ALABAMA

SHELBY COUNTY

Separate Acknowledgment by wife

I, Jno. P. Lee, a J.P. in and for said County, in said State hereby certify that on the date hereof, came before me the within named Ethel Jowers who is knumnum to me to be the wife of the within named Jesse F. Jowers who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fears constraints, or threats on the part of the husband. 1. I hereby cartify that

Given under my hand and official seal this the 20 day of August, 1949

has been paid on the in instrument as required

by law.

< O.O.... Privilege Tink

L. C. VIALKER, JUDGE OF PROBATE

Jno. P. Lee, J.P

STATE OF ALABAMA

General Acknowledgment SHELBY COUNTY

I, the undersigned Jno P. Lee Notary Public in and for said County in said State, hereby certify that Willis V. Jowers and wife, Rebecca Jowers and Roy David Jowers, an unmarried man 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 of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of August. 1949.

Jno. P. Lee, J.P.

STATE OF ALABAMA

SHELBY COUNTY.

Separate Acknowledgment by Wife.

I, Jno. P. Lee, a Notary Public in and for said County, in said State hereby certify that on the date

hereof, came before me the within named Rebecca Jowers who is known to me to be the wife of the within named Willis V. Jowers who, being examined separate and apart from the husband, touching her signature to the within conveyance, she signed the same voluntarily and 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 20 day of August, 1949.

Jno. P. Lee, J.P.

Filed in the office of the Judge o Probate on the 24th day of Aug. 1949, at 2 P.M. and recorded in deed record 139, page 174, on this the 25th day of Aug. 1949.

L.C. Walker,

Judge of Probate.