#2948

Value $700.00

STATE OF ALABAMA,
SHELBY COUNTY....

WHEREAS, Walter L. Coats, of Pelham, Alabama, departed this life November 18, 1948, without leaving a will, and

WHEREAS, said Walter L. Coats left surviving him as next of kin and sole heirs at law a widow, Esther Lee Coats, a daughter, Alma Coats Fraser, and a daughter, Hazel Coats McClusky, and

WHEREAS, the said Walter L. Coats died seized and possessed of certain real estate situated in Shelby County, Alabama, and

WHEREAS, the said Alma Coats Fraser is desirous to convey unto the said Esther Lee Coats all of her right, title and interest in and to the real property situated in Shelby County, Alabama of which the said Walter L. Coats died seized or possessed.

NOW, THEREFORE, in consideration of the sum of Seven Hundred and No/100 Dollars ($700.00) to Alma Coats Fraser and husband, Joe E. Fraser, in hand paid by Esther Lee Coats, the receipt where of is hereby acknowledged, we, the said Alma Coats Fraser and husband, Joe E. Fraser, do remise, release, quit claim and convey unto the said Esther Lee Coats all our right, title, interest and claim in or to the following described real estate:

A triangular lot in the NE¼ of NE¼, Section 24, Township 20, Range 3 West, more particularly described as beginning at the NW corner of the NE¼ of NE¼, Section 24, Township 20, Range 3 West, and run thence East along the section line a distance of 490 feet; thence run South 180 feet; thence run Northwesterly 522 feet, more or less, to the point of beginning.

Also the SE¼ of SE¼, section 13, Township 20, Range 3 West, less 10 acres off the North side of said SE¼ of SE¼ described as follows: Beginning at the NE corner of said SE¼ of SE¼ and running South along the forty line 330 feet; thence West to the West boundary line of said 40 acres; thence North along said West boundary line 330 feet to the NW corner of said 40 acres, thence East along the North boundary of said 40 acres to point of beginning.

Also a tract of land in the SW¼ of SE¼, Section 13, Township 20, Range 3 West, described as beginning at

the NW corner of A. Payne land and run West to Coats Branch; thence run South along said branch to O'Dell land; thence East along the North side of said O'Dell land to the SW corner of said Payne land; thence North along said Payne land to point of beginning.

Part of the SW¼ of SE¼, Section 13, Township 20, Range 3 West, described as beginning at the NE corner of the SW¼ of SE¼, Section 13, Township 20, Range 3 West, and run South 13.78 chains; thence run North 90 degress West 4.86 chains; thence North to the North boundary of said SW¼ of SE¼; thence East along said boundary to the point of beginning.

Also a lot in the SE corner of SW¼ of SE¼, Section 13, Township 20, Range 3 West, Described as beginning at the SE corner of said SW¼ of SE¼ and run West 100 feet; thence run North 435 feet; thence East 100 feet; thence South 435 feet to point of beginning.

There is excepted from the land described as lying in the SW¼ of SE¼ approximately three and one-half acres of land described as beginning at the NE corner of the SW¼ of SE¼, Section 13, Township 20, Range 3 West, and running South along the East boundary of said forty line 358 feet; thence in a Northwesterly direction 607 feet to an iron stake on the West bank of a branch known as Coats Branch; thence along said branch in a Northerly direction to the North boundary line of said 40 acres, thence East along the North boundary line of said 40 acres to point of beginning. Said land being that three and one-half acres conveyed B. Speigel by W. L. Coats and wife, Esther Coats, by warranty deed dated February 19, 1942 and recorded in the Probate Office of Shelby County, Alabama in Deed Record Book 115, at page 89.

All of the above described land being situated in Shelby County, Alabama.

It is the express intention of the grantors herein to convey unto Esther Lee Coats all of their right, title, interest and claim in and to the real property situated in Shelby County, Alabama which was owned by the said Walter L. Coats at the time of his death, whether described correctly above or not.

TO HAVE AND TO HOLD to the said Esther Lee Coats her heirs and assigns forever.

Given under our hands and seals this 14 day of February, 1950.

Alma Coats Fraser

Joe E. Fraser

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
$1.00 Exchange Tax
has been paid on this instrument as required
in lieu of Mortgage Tax
by law.
L. C. WALKER
Judge of Probate

STATE OF ALABAMA,

JEFFERSON COUNTY.

I, H. P. Lipscomb, Jr., a Notary Public, hereby certify that Alma Coats Fraser and Joe E. Fraser 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 14 day of February, 1950.

H. P. Lipscomb, Jr.

(NOTORIAL SEAL)

Notary Public

STATE OF ALABAMA,

JEFFERSON COUNTY.

I, H. P. Lipscomb, Jr., a Notary Public, hereby certify that on the 14 day of February, 1950, came before me the within named Alma Coats Fraser known to me to be the wife of the within named Joe E. Fraser, who, being examined separate and apart from her husband in reference to 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 her husband.

Given under my hand, this 14 day of February, 1950.

H. P. Lipscomb, Jr.

(NOTORIAL SEAL)

Notary Public

Filed in the office of the Probate Judge on the 28th day of February, 1950 at 3 P. M. and recorded in Deed Book 141 on page 377 on this the 9th day of March, 1950.

L. C. Walker,
Judge of Probate.