

#5591

No Federal Stamps cancelled on this Deed

7807 ROBERTS & SON, BIRMINGHAM

K.E. McWilliams and wife, Mary McWilliams
TO
Fred F. Phillips

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of One and no/100 (\$1.00) DOLLARS
to the undersigned grantor K.E. McWilliams and wife, Mary McWilliams
in hand paid by Fred F. Phillips
the receipt whereof is acknowledged we the said K.E. McWilliams and wife, Mary McWilliams
do grant, bargain, sell and convey unto the said Fred F. Phillips

the following described real estate, to-wit: Commence at the Northwest corner of the NE 1/4 of NW 1/4, Section 26, Township 21, Range 1 West and go thence South 1 deg. 51 min. East along the West line of said forty 447 ft. to a point on the South margin of the right of way of the Southern Railroad Company which point is the point of beginning of the property hereby conveyed; continue South 1 deg. 51 min. East along said West line a distance of 257.6 ft; thence North 79 deg. 13 min. East a distance of 210 ft; thence South 1 deg. 51 min. East 472 ft to the North margin of the Columbiana-Saginaw Road, which road was formerly known as the Columbiana-Tuscaloosa Road; go thence South 79 deg. 13 min, West along the North margin of said Road a distance of 606.17 ft; thence North 16 deg. 32 min. West 455 ft. to the South margin of the right of way of the Southern Railroad Company; go thence North 53 deg. 14 min. East along said South margin 604.3 ft. to the point of beginning. This Deed is executed for a nominal consideration for the purpose of clearing title and to rectify certain errors appearing in the description of that deed which was executed by the grantors herein named to the said Fred F. Phillips on March 13, 1950. Said deed is recorded in Deed Book 140 at page 157 in the Office of the Judge of Probate of Shelby County, Alabama.

situated in Shelby County, Alabama.
To Have and to Hold, To the said Fred F. Phillips, his

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

In Witness Whereof, we have hereunto set our hand and seal, this 9th day of September, 1950

Witnesses:
K.E. McWilliams (Seal)
Mary McWilliams (Seal)

THE STATE OF ALABAMA, SHELBY COUNTY
I, Conrad M. Fowler
a Notary Public in and for said County, in said State, hereby certify that K.E. McWilliams and wife, Mary McWilliams 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 September A. D., 19 50
Conrad M. Fowler, Notary Public

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
L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY
I, Conrad M. Fowler
a Notary Public in and for said County, in said State, do hereby certify that on the 9th day of September, 1950, came before me the within named Mary McWilliams known to me (or made known to me), to be the wife of the within named K.E. McWilliams 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 September A. D., 1950
Conrad M. Fowler, 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 11 day of September, 1950, and was recorded in Volume 140, Record of Deeds, Page 455 on the 11 day of September, 1950.
Recording Fee, \$ 1.25
L.C. Walker, Judge of Probate