3. 55 Festeral Stampe Cancelled On This Deed

#534

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WARRANTY DEED

STATE OF ALABAMA)						
		KNOW	ALL	MEN	BY	THESE	PRESENTS
CHRIRY COIMTY	•						

That in consideration of One (\$1.00) DOLLARS and other good and valuable considerations to the undersigned grantors Richard W. Coward and Jean T. Coward in hand paid by Jimmie McKelvey the receipt whereof is acknowledged we the said Richard W. Coward and wife, Jean T. Coward do grant, bargain, sell and convey unto the said Jimmie McKelvey (who is same person as James H. McKelvey) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Parcel # 1 - Beginning at an iron stake, the northwest corner of Lot 9 in the Survey of Cahaba River Estates as shown by said Survey on record in the Probate Office of Jefferson County, Alabama; thence easterly with north boundary of said Lot 16'6" to a point which is the intersection of said boundary line with a fence; thence southwesterly with said fence line 17'8" to the west boundary line of Lot 9; thence northerly with the said west boundary line 6'8", more or less, to the point of beginning and containing 58 square feet, more or less. Minerals and mining rights excepted.

Parcel # 2 - Begin at an iron stake, the northwest corner of Lot 9 in the Survey of Cahaba River Estates as shown by said Survey on record in the Probate Office of Jefferson County, Alabama; thence easterly along the north boundary of Lot 9 for 97 feet, more or less, to the east edge of the stone curb around a well which is the point of beginning, thence south along east edge of well curb 1 foot to a fence; thence generally easterly with said fence 130' 6" (surface measurement) to a fence corner; thence northeasterly turning an angle of 73 deg 16' from preceding course \$19-3/4" to a fence corner on the north boundary of Lot9; thence westerly along the north boundary of Lot 9 133-1/4', more or less (surface measurement) to the point of beginning and containing 550 square feet, more or less. Minerals and mining rights excepted.

TO HAVE AND TO HOLD, To the said Jimmie McKelvey, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Jimmie McKelvey, 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 Jimmie McKelvey, 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 June, 1950.

Richard W. Coward (Seal)

WITNESSES:

Jean T. Coward

(Seal)

State of Alabama)

Jefferson County)

I, Mildred Mae O'Brien, a Notary Public in and for said County, in said State, hereby certify that Richard W. Coward and Jean T. Coward 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 and official seal this 9th day of June, 1950.

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(NOTARIAL SEAL)

Mildred Mae O'Brien

Notary Public

State of Alabama)

Jefferson County)

A, Mildred Mae O'Brien, a Notary Public in and for said County, in said State, hereby certify that on the 9th day of June, 1950, came before me the within named Jean T. Coward known to me (or made known to me) to be the wife of the within named Richard W. Coward 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, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this 9th day of June, 1950.

(NOTARIAL SEAL)

Mildred Mae O'Brien
Notary Public

Recorded Probate Court, Bessemer Division. Vol. Deed 444 Page 451 on Jun 28 1950.

Tom C. Garner, Judge of Probate

State of Alabama,

Jefferson County.

Office of the Judge of Probate. I hereby certify that the within deed was filed in this office for record on the ____ day of Jun 28 1950 at ____ o'clock __ M., and was duly recorded in Deed Vol. 444 page 451 of Deeds and examined.

Tom C. Garner, Judge of Probate.

Filed in office of $J_{\rm u}$ dge of Probate on the 15th day of November, 1950, at ten o'clock a.m., and recorded in Deed Record 143 page 129.

This the 2nd day of December, 1950.

L. C. Walker, Judge of Probate.