#23.76

THE STATE OF ALABAMA

SHELBY COUNTY

THIS INDENTURE, made and entered into by and between Lena Edward Bullard and husband, Truman K. Bullard, hereinafter called first party, and Bessie P. Day and L.H. Day, wife and husband, hereinafter called second party,

WITNESSETH: That for and in consideration of the sum of \$1.00 and other good and valuable consideration Dollars, cash in hand paid to the first party by second party, the receipt of which is hereby acknowledged, first party do hereny grant, bargain, sell and convey unto second party, the following described property situated in said County and State, namely:

Commencing at the northwest corner of the $SE_4^{\frac{1}{4}}$ of the $NE_4^{\frac{1}{4}}$ of Section 23, Township 21, Range 1 West, and run in an easterly direction along the north boundary of said $SE_4^{\frac{1}{4}}$ of $NE_4^{\frac{1}{4}}$ to its intersection with the west boundary of the Columbiana-Chelsea road; run thence in a southerly direction along said road 110 feet; run thence in a westerly direction parallel with the north boundary of said $SE_4^{\frac{1}{4}}$ of $NE_4^{\frac{1}{4}}$ to the west boundary of said $SE_4^{\frac{1}{4}}$ of $NE_4^{\frac{1}{4}}$; run thence North along said west boundary of $SE_4^{\frac{1}{4}}$ of $NE_4^{\frac{1}{4}}$ to point of beginning; being the same property conveyed by E.D. Farr and wife to Truman K. Bullard by deed dated August 30, 1949, and recorded in Record Book 140, Page 318, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property, together with the tenements, hereditaments and appurtenances thereuntyo belonging, or in anywise appertaining, unto second party, and to the heirs, assigns and successors of second party, in fee simple.

And the said first party covenant with second party that first party are seized of an indefeasible estate, in fee simple in and to the above described property, and have a good right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances, whatsoever; and that first party will warrant and forever defend second party, and the heirs, assigns and successors of second party, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons, whomsoever; provided however, second party will pay the taxes on said land for the current tax year.

All singular words in this deed and acknowledgements include plural and one gender includes the other. IN WITNESS WHEREOF first party signs and seals this instrument this the 22nd day of March, 1951.

Lena Edward Bullard

(Seal)

Truman K. Bullard

(Seal)

THE STATE OF ALABAMA
THE COUNTY OF DALLAS

I, the undersigned authority, in and for said County, in said State, do hereby certify that Lena Edward Bullard and husband, Truman K. Bullard, 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.

And I do hereby further certify that on the 22 day of March, 151, came before me the within named

Lena Edward Bullard, known to me to be the wife of the within named Truman K. Bullard, who, being examined

meparate 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.

STATE OF ALABAMA

GIVEN UNDER MY HAND and official seal this the 22 day of "arch, 1951.

TATE OF ALABAMA SHELBY COUNTY

\$ 2.00 Privilege Tax has been paid on the within instrument as required by law.

Theodore L. Wade

Notary Public

L. C. WALKER, JUDGE OF PROBATE

DallasCounty, Alabama

Filed in the office of the Probate Judge on the 24 day of "arch, 1951 at 10:00 A.M. and recorded in Deed Record 145 on page 239 this the 10th day of April, 1951.

L.C. Walker. Judge of Probate

SEAL