

#4033

BOOK 147 PAGE 280

\$ 2.20 Federal Stamp cancelled
on this record

Form 43-1—WARRANTY DEED (Rev. Sept., 1945)

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THE STATE OF ALABAMA

Shelby County

Know All Men by These Presents, That in consideration of \$1500.00 cash, a promissory note for \$500.00, and the assumption of grantors liability under that certain mortgage from grantors to Harry Gordon and wife, Ila Gordon, which mortgage is recorded ~~xxxxxx~~ in the Probate Office of Shelby County, Alabama, in Mortgage Record 198, at page 273, to the undersigned grantor s, William Rux Carter and wife, Jane Carter

in hand paid by Rose Niren Kaplan

the receipt whereof is acknowledged we the said William Rux Carter and Jane Carter

do grant, bargain, sell and convey unto the said Rose Niren Kaplan

the following described real estate, to-wit: One lot of land in the Town of Columbiana, Alabama, and fronting 100 feet on the North side of Mildred Street and known as College Avenue according to the Map of College Park Addition to the Town of Columbiana, Alabama, described as follows: Beginning at the Southeast corner of the Shelby County High School campus lot and running thence in an Easterly direction along the North side of Mildred Street, and also known as College Avenue, a distance of 100 feet; thence in a Northerly direction and parallel with the East line of said Shelby County High School lot, a distance of 130 feet; thence in a Westerly direction and parallel with Mildred Street, or College Avenue, a distance of 100 feet, more or less, to the East margin of said Shelby County High School Lot; thence Southerly along the East line of said Shelby County High School Lot a distance of 130 feet to the point of beginning, and which lot is more accurately described as commencing at Northwest corner of the intersection of Mildred Street, sometimes known as College Avenue, and Arlington Street, and run thence South 73 degrees and 30 minutes West a distance of 98 feet to the point of beginning: Run thence South 73 degrees and 30 Minutes West along the North margin of Mildred Street, or College Avenue, a distance of 100 feet; run thence North 17 degrees West 130 feet; run thence North 73 degrees and 30 minutes East a distance of 100 feet; run thence South 17 degrees East 130 feet to the point of beginning,

situated in Shelby County, Alabama.

To Have and to Hold, To the said Rose Niren Kaplan, her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Rose Niren Kaplan, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Rose Niren Kaplan, her

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, We have hereunto set our hand^s and seal^s, this

18th day of July, 1951.

WITNESSES:

William Rux Carter (Seal.)
William Rux Carter
Jane Carter (Seal.)
Jane Carter

THE STATE OF ALABAMA

Shelby

County

I, Conrad M. Fowler,

a Notary Public State at Large in and for said County, in said State,

hereby certify that William Rux Carter and wife, Jane Carter

whose name^s 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 18th day of July, A.D. 1951.

Conrad M. Fowler
Notary Public State at Large for Alabama

THE STATE OF ALABAMA

Shelby

County

I, Conrad M. Fowler,

a Notary Public State at Large in and for said County, in said State, hereby certify that

on the 18th day of July, 1951, came before me the within named

Jane Carter

known to me (or made known to me) to be the wife of the

within named William Rux Carter

who, being examined separately

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

18th

day of

July

, A.D. 1951.

Conrad M. Fowler
Notary Public State at Large for Alabama

Filed in the Office of the Probate Judge on the 19 day of July 1951 at 10 o'clock A.M.
and recorded in Book 141 Page 280 this 22 day of July 1951.
Deed Tax 1.50 Mortgage Tax .75 has been paid.
L.C. Walker, Judge of Probate