

#4167

BOOK 147 PAGE 338

See mty 212

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for 4.486.25

6M-7-49

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand Dollars and other valuable considerations DOLLARS

to the undersigned grantors D. L. Dean and Dee Dean, husband and wife,

in hand paid by Rosa May Armstrong

the receipt whereof is acknowledged we the said D. L. Dean and Dee Dean, husband and wife

do grant, bargain, sell and convey unto the said Rosa May Armstrong

and personal property
the following described real estate, situated in Shelby

County, Alabama, to-wit: and a part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$
A part of the SW $\frac{1}{4}$ of Section 33, Township 21, South, Range 2 West, more particularly described as commencing at the Southwest corner of said Section, thence North 2 degrees 30' West along the Section line 1989 feet, thence East 718.5 feet to the East line of the right of way of the L & N Railroad, the point of beginning, thence North 87 degrees East 1466.5 feet to the West line of the Birmingham-Montgomery Highway right of way, thence South 27 degrees 32' East along said right of way 210.5 feet, thence South 33 degrees 45' East 376 feet, thence South 34 degrees 55' East 754.7 feet, to a point, thence South 52 degrees 10' West 487 feet, thence South 86 degrees 40' West, 360 feet, thence South 9 degrees 20' East 165 feet, thence South 87 degrees 30' West 1160.7 feet to the East right of way line of L & N Railroad, thence North 11 degrees 33' West 1614 feet to point of beginning, being the same property conveyed to S.M. Tatum by deed recorded in Deed Book 96 page 71, in the Probate Office of Shelby County, Alabama, also less all easements, transmission line permits and rights of way as of record.

Also the following personal property situated in and on the above described real estate to-wit: All of the present stock of merchandise, all Venetian blinds, all loose hay, all second hand lumber, 1 pr. scales, 1 Farm All Super A tractor, 1 A-144 cultivator, 1 A172 planter and A53A fertilizer attachment, 1 disk harrow, 1 one-horse turning plow, 1 weeder, 1 Georgia stock plow, 1 top harrow, 6 sweeps, 2 national gas pumps, 1 1000 gal. gas tank, 1 516 gal. gas tank, 1 greece pump, 1 air compressor, 1 6 ft. meat case, 1 7 ft. drink box, 1 cash register, 1 show case, 1 coal heater, 1 oil heater and 500 cement blocks.

~~Subject to a mortgage in favor of Federal Land Bank of New Orleans, recorded in Volume 130, page 41, of the Alabama Public Records, and to all other liens and encumbrances of record in the Public Records of Shelby County, Alabama.~~

The Grantees assume and agree to pay the taxes for the current 1950 tax year ending September 30, 1950.

TO HAVE AND TO HOLD, To the said Rosa May Armstrong, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Rosa May Armstrong, her

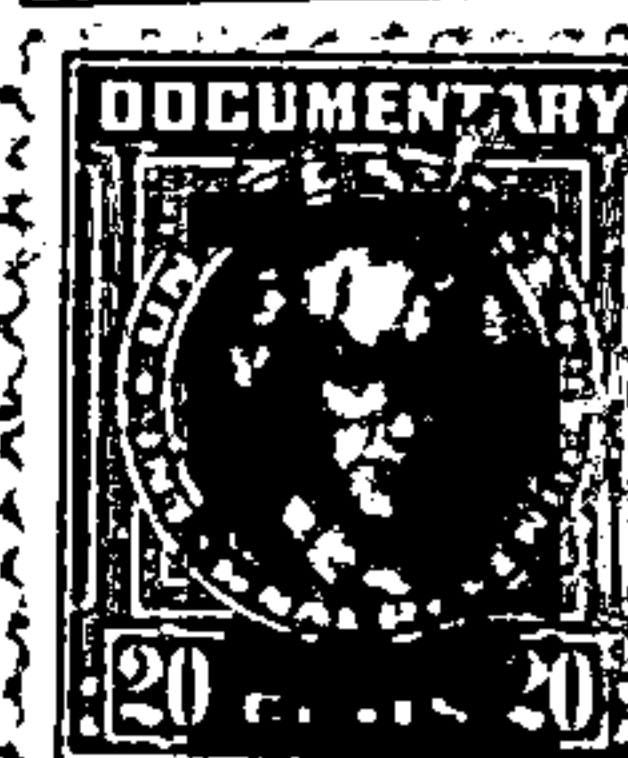
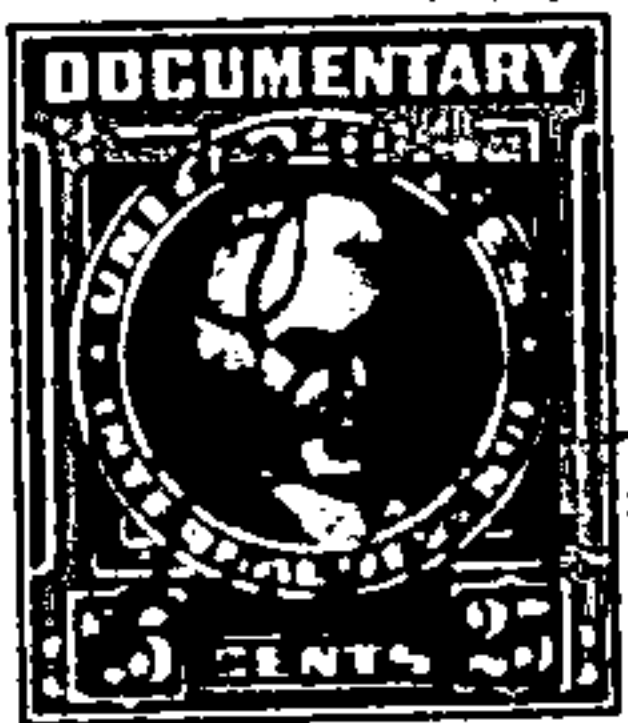
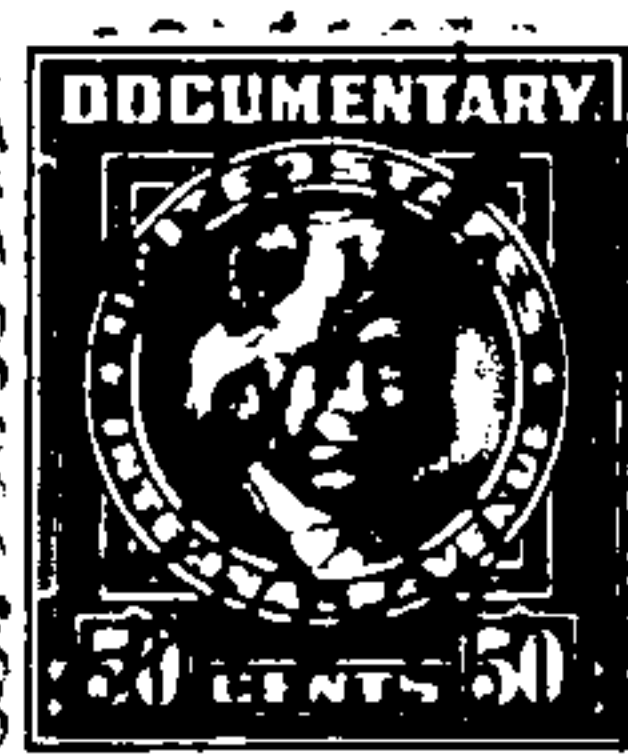
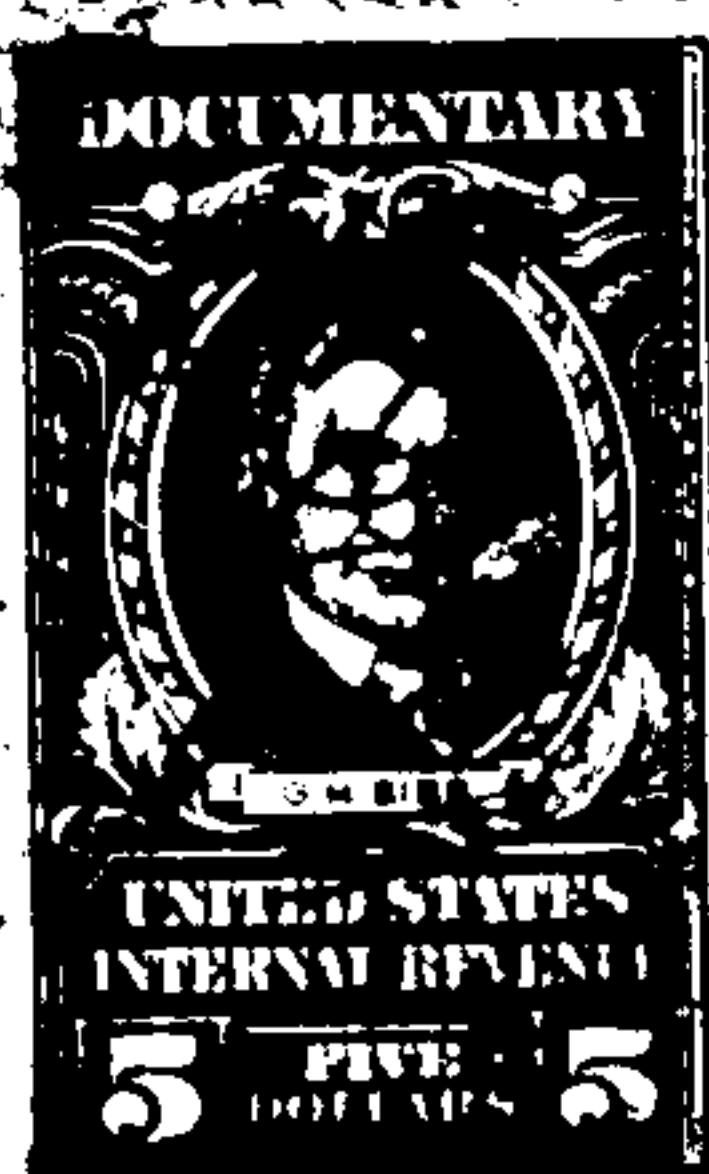
heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as specifically set out herein;

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 Rosa May Armstrong, her

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

In Witness Whereof, we have hereunto set our hands and seals,
this third day of February 1950.

WITNESSES:



D. L. Dean (Seal.)
D. L. Dean

(Seal.)

Dee Dean (Seal.)
Dee Dean

(Seal.)

State of ALABAMA
JEFFERSON

COUNTY

Book 147 page 332

BOOK 147 332

I, Wm. J. Thornton, a Notary Public in and for said County, in said State,
hereby certify that D. L. Dean and Dee Dean, husband and wife,
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 third day of February, 1950.

Notary Public

State of ALABAMA
JEFFERSON

COUNTY

I, Wm. J. Thornton, a Notary Public in and for said County, in said State,
hereby certify that on the 3rd day of February, 1950, came before me
the within named Dee Dean known to me
(or made known to me), to be the wife of the within named D. L. Dean

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 third day of February, 1950.

Notary Public

Filed in the office of the Probate Judge on the 31 day of July 1951 at 10 o'clock P. M.
and recorded in Deed Book 147 Page 331 this 31 day of July 1951.
Deed Tax 5.00 Mortgage Tax has been paid. L.C. Walker, Judge of Probate