

#4271

No. Federal Stamp cancelled on this deed

BOOK 147 PAGE 435

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

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THE STATE OF ALABAMA

Shelby

County

Deed 3 Correction
See Deed Book 147
Page 433

Know All Men by These Presents, That in consideration of Three Thousand and No/100

(\$3,000.00)

DOLLARS

to the undersigned grantor C. L. Moore and wife, Florence Moore

in hand paid by Cecil Gardner and C. E. Gardner

the receipt whereof is acknowledged we the said C. L. Moore and wife, Florence Moore

do grant, bargain, sell and convey unto the said Cecil Gardner and C. E. Gardner

TRACT NO. 1

the following described real estate, to-wit: Begin at the NW corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 27, Township 19, Range 1 East, Shelby County, Alabama and from said point of beginning run south 1 deg. 30' East along the Western boundary line of said forty, 108 feet to the center of a ditch being the point of beginning of the land herein conveyed; thence along the center of said ditch East 11 deg. south 594 ft.; thence north 40 deg. east 256 ft. to a rock corner on the north line of said forty; thence east along a wire fence to Muddy Prong Creek 2145 feet, more or less; thence in a southerly direction along and with the meanderings of said Muddy Prong Creek to the intersection of said Muddy Prong Creek with the southern boundary line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Sec. 27; thence west along the south boundary line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the extension thereof to the SW corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Sec. 27; thence north along the western boundary of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ to the point of beginning. The land herein conveyed is situated partly in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$; SE $\frac{1}{4}$ of NW $\frac{1}{4}$; and SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Sec. 27. There is excepted from this conveyance 2 $\frac{1}{2}$ acre, more or less, in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Sec. 27 which comprise a school lot deeded by G. E. Schmidthe and wife, Daisy, to State of Alabama and recorded in the Probate Office of Shelby County, Alabama in Deed Book 67, Page 24 and also a $\frac{1}{2}$ acre lot deeded by C. L. Moore to H. E. Archer, lying immediately east of said school lot.

TRACT NO. 2

Commence at a point on the Section line between Secs. 27 and 28, Township 19, Range 1 East, 453 ft. south of the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Sec. 27; thence West 1° 30' south 160 ft. to the Westover & Sterrett road, thence north 3° 30' East along the eastern side of said road 424 feet; thence east 1° 30' north 78 ft.; thence south 55° east 155 ft. to the sec. line between said secs. 27 and 28; thence south ~~situated in~~ ~~County of Alabama~~ along said section line to the point of beginning, containing one acre more or less and being in the NE corner of the

SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 28, Tp. 19, Range 1 East, Situated in Shelby County, Alabama. The lands herein conveyed comprise 101 acres, more or less.

This deed is executed for the purpose of correcting description of that certain deed by grantors herein to Cecil Gardner and C. E. Gardner executed on the 17th day of Dec., 1949, and recorded in Deed Book 147 page 433.

On Here and to Hold, To the said Cecil Gardner and C. E. Gardner, their

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Cecil Gardner and C. E. Gardner, their 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 Cecil Gardner and C. E. Gardner, their

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

day of August, 19 51.

WITNESSES:

C. L. Moore (Seal.)

Florence Moore (Seal.)

THE STATE OF ALABAMA

Shelby County

I, Handy Ellis

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

hereby certify that C. L. Moore and wife, Florence Moore

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 9th day of August, A. D. 19 51

Handy Ellis
Notary Public State at Large for Alabama

THE STATE OF ALABAMA

Shelby County

I, Handy Ellis

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

on the day of August, 19 51, came before me the within named

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

within named C. L. Moore 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

August, A. D. 19 51.

Handy Ellis
Notary Public State at Large for Alabama