

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

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-five Hundred-Thirty and no/100—(\$9530.00) Cash and DOLLARS the assumption of that unpaid balance due on First Mortgage to D. L. Dean and Dee Dean, dated Feb. 3rd, 1950 and recorded in Volume 212, Page 79, (unpaid balance being \$7970.00) to the undersigned grantor

Rosa May Armstrong

in hand paid by George L. Martin and Rose J. Martin

the receipt whereof is acknowledged we the said Rosa May Armstrong and her husband J. E. Armstrong

do grant, bargain, sell and convey unto the said George L. Martin and Rose J. Martin

the following described real estate, situated in Shelby

County, Alabama, to-wit: A part of the SW $\frac{1}{4}$ and a part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 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: One assortment of horse drawn farming tools; 3000 lbs. of loose hay, 2 gasoline pumps, 2 gasoline tanks, 1 air compressor, 1-7 case drink box, cash register, 11 ft. Coldspot (new with frozen food compartment), show cases, 3 heaters (1 warm morning, 1 fuel oil & 1 electric (Bedroom size), scales, all merchandise now in store as per list furnished buyer, 1 super A. Farmall tractor with attachments now in possession of seller, rest room fixtures and all fittings ready to be installed, all venetian blinds in the house, 1 electric fan, 1 Butane gas tank.

TO HAVE AND TO HOLD, To the said George L. Martin and Rose J. Martin, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said George L. Martin and Rose J. Martin, their

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

with exception of mortgage mentioned above

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

George L. Martin and Rose J. Martin, their

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

In Witness Whereof, we have hereunto set our hand s and seal, this day of August, 1951

WITNESSES:

Rosa May Armstrong (Seal.)

J. E. Armstrong (Seal.)

(Seal.)

(Seal.)

I, _____, a Notary Public in and for said County, in said State,
hereby certify that Rosa May Armstrong and her husband J. E. Armstrong
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 18 day of August, 1951

Harry A. Martin
Notary Public

State of Alabama
Jefferson
COUNTY

I, _____, a Notary Public in and for said County, in said State,
hereby certify that on the _____ day of August, 1951, _____, came before me
the within named Rosa May Armstrong - _____ known to me
(or made known to me), to be the wife of the within named J. E. Armstrong

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 18 day of August, 1951

Harry A. Martin
Notary Public

