

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

State of Alabama

JEFFERSON County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE (\$1.00) and No/100 \* \* \* \* \* DOLLARS

to the undersigned grantors . W. A. WALKER and wife Edith Hays Walker

in hand paid by Will F. Franke

the receipt whereof is acknowledged we the said W. A. WALKER and wife EDITH HAYS WALKER

do grant, bargain, sell and convey unto the said WILL F. FRANKE

the following described real estate, situated in SHELBY

County, Alabama, to-wit: That certain tract or parcel of land, approximately 12 acres, situated in the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 20, Township 19 South, Range 2 West, described as beginning at the Southeast corner of said NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ; thence run North 136 yards; thence Southwesterly to West line of said forty; thence South to Southwest corner; thence East to point of beginning.

This deed is intended to convey all the interest we may own in the above described forty, whether herein correctly described or not, our interest being all the interest of the heirs of Rufus Acton, son of Aaron Acton, said Aaron being brother to Col. John Acton.

THIS IS A DEED OF CORRECTION:

The grantors herein heretofore conveyed, or intended to convey the herein described land, by warranty deed under date of June 26th, 1947, which deed was recorded in Deed Book, Volume 128 at page 534, in the Office of Judge of Probate of Shelby County, Alabama, to Will F. Franke, grantee herein, but was described as being in the NW $\frac{1}{4}$  of SE $\frac{1}{4}$ , when it should have been described as in the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama, therefore, this deed is given to correct the stated error.

TO HAVE AND TO HOLD, To the said WILL F. FRANKE, his

heirs and assigns forever.

And We do, for ourselves and for our heirs, executors and administrators, covenant with the said WILL F. FRANKE, his

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

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

WILL F. FRANKE, his

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

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

this 18th day of April, 1951.

WITNESSES:

*W. A. Walker* (Seal.)  
W. A. Walker  
*Edith Hays Walker* (Seal.)  
Edith Hays Walker

State of ALABAMA

JEFFERSON COUNTY

I, J. C. McKinnon, a Notary Public in and for said County, in said State,

hereby certify that W. A. Walker and Edith Hays Walker

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 13th day of November, 1951

*J. C. McKinnon*  
My commission expires 3/25/53 Notary Public

... to the Probate Judge on the 14 day of Nov 1951 at 10 o'clock  
Recorded in Deed Record 149 page 217  
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