

6M-2-47

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

State of Alabama

Jefferson

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Eight Hundred and no/100 DOLLARS

to the undersigned grantor J. W. Rachels

in hand paid by Harry W. Dearing, Jr.

the receipt whereof is acknowledged we the said J. W. Rachels and wife, Lizzie Rachels

do grant, bargain, sell and convey unto the said Harry W. Dearing, Jr.

the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of N¹/₂ of NE¹/₄ of Section 22, Township 20, Range 3 West described as follows: Commencing at a point on Prairie Branch 163 yards South of where the Section line between Sections 15 and 22 in Township 20, Range 3 West crosses said branch, thence run South along said branch 163 yards; thence East to the Section line between Sections 22 and 23, thence North 163 yards along the Section line; thence West to point of beginning. Also the S¹/₂ of 25 acres off the North side of the NW¹/₄ of NW¹/₄ of Section 23 Township 20 Range 3 West. Subject to easements and Rights of Way of record.

TO HAVE AND TO HOLD, To the said Harry W. Dearing, Jr.

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Harry W. Dearing, Jr.

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

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

In Witness Whereof, we have hereunto set our hands and seal,

this 23rd day of November, 1951

WITNESSES:

J. W. Rachels (Seal.)
Lizzie Rachels (Seal.)
Lizzie Rachels (Seal.)

State of Alabama

Jefferson

COUNTY

I, R. Bruce Robertson, Jr., a Notary Public in and for said County, in said State,

hereby certify that J. W. Rachels and wife, Lizzie Rachels

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 23rd day of November, 1951.

R. Bruce Robertson, Jr. Notary Public