

1470

E. L. Hawkins

Less \$500.00

BOOK 150 PAGE 527

WARRANTY DEED 2M-4-1935 OVIT

THE STATE OF ALABAMA }
Jefferson County }
Shelby }

KNOW ALL MEN BY THESE PRESENTS. That for and in consideration of
One hundred dollars and other valuable considerations

to the undersigned grantor Henry K. Bagby and Vivian Belle Bagby

in hand paid by John A. Watwood

the receipt whereof

is acknowledged we,

the said Henry K. Bagby and wife Vivian Belle Bagby

do grant, bargain, sell and convey unto the said John A. Watwood

the following described real estate situated in Jefferson County, Alabama, to-wit: Shelby and
Jefferson County, Alabama, to-wit: " The NW $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section
7; the west 216 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7; also the
following lands in Section 7: Commence at the NE corner of the NW $\frac{1}{4}$
of NE $\frac{1}{4}$ and run south 42° 30' west, 1875 feet to the SW corner of the
NW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence continue south 42° 30' west, 550 feet; thence north
47° 30' west, 1025 feet; thence north 42° 15' east, 1410 feet to the
north line of the NE $\frac{1}{4}$ of NW $\frac{1}{2}$; thence north 87° 30' east along said
north line 1430.5 feet to the beginning corner, being a part of the
NE $\frac{1}{4}$ of NW $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and NW $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7; all of
said lands being in Township 18, Range 1, East. Mineral and mining
rights are not conveyed to the foregoing lands. Also the SE $\frac{1}{4}$ of
Section 12, Township 18, Range 1, West, in fee simple"

It is the intention of the grantor herein to convey all of the lands
set out and described in the deed executed by J. O. Zellner and wife
to Pearl Bush, recorded in Volume 94, at page 541, Records of Deeds
in the office of the Judge of Probate of Shelby County, Alabama. All
of said lands being approximately 291 acres.

As a part of the consideration of this conveyance, the grantees herein assume and agree to pay the State and County taxes for the ~~current~~ tax year ending September 30, 1937, and the current 1938 taxes.

As part of the consideration of this conveyance, the grantee herein assumes and agrees to pay the balance of the indebtedness, the payment of which is secured by the mortgage executed by Henry K. Bagby and Vivian Belle Bagby to Pearl Bush, said mortgage being recorded in the courthouse at Columbiana, Ala., in the office of the Probate Judge of Shelby County, Ala.

TO HAVE AND TO HOLD, To the said John A. Watwood, his

Heirs and Assigns forever.

And We do, for ourselves and our heirs, executors and administrators, covenant with the said John A. Watwood, his

Heirs and Assigns, that we are lawfully seized in fee simple of said premises, that they are free from all incumbrances except as above stated

and 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 John A. Watwood, his

Heirs and Assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 23d day of October 1937.

Witnesses:

Wm. J. Thornton
Frank Vick

Henry K. Bagby (Seal)
Vivian Belle Bagby (Seal)
____ (Seal)
____ (Seal)
____ (Seal)



The State of Alabama

Jefferson County.

I,

Wm J Thornton

a Notary Public in and

for said County in said State, hereby certify that Henry K. Bagby and wife Vivian

Belle Bagby

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

23d

day of October

1937

Wm J Thornton
Notary Public.

The 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 23d day of October

1937, came before me the within named Vivian Belle Bagby known to me

to be the wife of the within named Henry K. Bagby

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, constraints or threats on the part of her husband.

In witness whereof, I hereunto set my hand and official seal this

23d

day of

October

A. D. 1937.

Wm J Thornton
Notary Public.

The State of

County.

I,

a Notary Public in and

for said State and County aforesaid, hereby certify that

subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that

the grantor voluntarily executed the same in his presence and in the presence of the other subscribing witness, on the day the same bears date; that he attested the same in the presence of the grantor

and of the other witness, and that such other witness subscribed his name as a witness in his presence.

Given under my hand and official seal this

day of

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Notary Public.