

1491

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

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 (\$1.00) - - - - - DOLLARS

to the undersigned grantor s, W. M. Hardin and wife, Ida Mae Hardin

in hand paid by R. M. Hardin

the receipt whereof is acknowledged we the said W. M. Hardin and Ida Mae Hardin

do grant, bargain, sell and convey unto the said R. M. Hardin

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

Begin at the Southeast corner of the NW 1/4 of NW 1/4, Section 31, Township 18,  
Range 1 West, and run in a northerly direction along the east line of said NW 1/4  
of NW 1/4 to the northeast corner of said forty, thence in a westerly direction  
along the north line of said forty, 660 feet, more or less to the northeast corner  
of the NW 1/4 of NW 1/4 of NW 1/4 of said Section, which point is the point of  
beginning of the property hereby conveyed; thence in a westerly direction along the  
north line of said Section, 264 feet, thence in a southerly direction parallel with  
the west line of said Section, 165 feet, thence in an easterly direction parallel  
with the north line of said Section 264 feet, thence in a northerly direction  
parallel with the west line of said Section, 165 feet to the point of beginning.  
Containing one acre.

Mineral and mining rights are hereby excepted.

The North ten feet of said property is hereby reserved in the grantors, that is to  
say, an easement only in said ten feet is reserved in the grantors to be used as  
a driveway.

TO HAVE AND TO HOLD, To the said R. M. Hardin, his  
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant  
with the said R. M. Hardin, 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

R. M. Hardin, his

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

In Witness Whereof, We have hereunto set our hands and seal,  
this 26th day of January, 1952.

WITNESSES:

W. M. Hardin (Seal.)  
Ida Mae Hardin (Seal.)  
(Seal.)  
(Seal.)

State of ALABAMA  
Shelby COUNTY }

I, Conrad M. Fowler, a Notary Public in and for said County, in said State, hereby certify that W. M. Hardin and wife, Ida Mae Hardin 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 26th day of January, 1952.

*Conrad M. Fowler*

Notary Public  
State at Large for Alabama

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$ 2.00 Privilege Tax  
has been paid on the within  
instrument as required  
by law.  
L. C. WALKER,  
JUDGE OF PROBATE.

Filed in the office of the Probate Judge on the 26 day of Jan 1952 at 8 o'clock P M  
and recorded in Book 101 Page 14 this 26 day of Jan 1952.  
Deed Tax 50 Mortgage Tax has been paid.  
L.C. Walker, Judge of Probate