

H.55 Index Stamps

BOOK 151 PAGE 75

Form 43A—WARRANTY DEED

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Birmingham

STATE OF ALABAMA,

Shelby COUNTY

350.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of (\$100) and

Other Valuable Consideration DOLLARS

to the undersigned grantors George Lutz and wife

Emma Lutz,

in hand paid by J. D. Crouse

the receipt whereof is acknowledged, and we the said George Lutz and wife Emma Lutz,

do grant, bargain, sell and convey unto the said J. D. Crouse

the following described real estate, to-wit: Beginning at T. C. I. Corner North 3 Degrees 45' West 660.0', thence S. 86 Degrees 55' West 668.0' thence South 3 Degrees 45' East 661.0', thence N. 86 Degrees 55' East 668.0' to point of Beginning 10 acres on East side of the following 40 acres, NW 1/4 of SE 1/4 Section 13 Township 20 Range 4 West the Road that New Runn from Highway to Helen Tucker's as to Remain as 22 No change of Roadway

situated in Beat #15 Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said J. D. Crouse,

His heirs and assigns, forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said J. D. Crouse His

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

all encumbrances; that we do 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

J. D. Crouse

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

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this

12<sup>th</sup> day of January, 1952

WITNESSES:

Pat C. Tucker

Ed Hall

George Lutz His mark (Seal)

Emma Lutz (Seal)

(Seal)

(Seal)



The State of Alabama

Shelby

COUNTY

I, Claude O. Lambert

a Justice of the Peace in and for said County, in said State,  
 hereby certify that George Lutz and wife Emma Lutz  
 whose name 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 this 12 day of January, A.D. 1952

Claude O. Lambert  
 Justice of Peace

The State of Alabama

Shelby

COUNTY

I, Claude O. Lambert

a Justice of the Peace in and for said County, in said State,  
 do hereby certify that Pat R. Tucker  
 a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn,  
 stated that George Lutz and wife Emma Lutz  
 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 this 12 day of January, A.D. 1952

Claude O. Lambert  
 Justice of Peace

The State of Alabama

Shelby

COUNTY

I, Claude O. Lambert

a Justice of the Peace in and for said County, in said State,  
 do hereby certify that on the 12 day of January, 1952, came before me the  
 within named Emma Lutz known to me (or made known to me) to be the wife of  
 the within named George Lutz  
 who being examined separate and apart from the husband, touching her signature to the within con-  
 veyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraint or  
 threats on the part of the husband. George Lutz

In Witness Whereof, I hereunto set my hand this 12 day of January, A.D. 1952

Claude O. Lambert  
 Justice of Peace

Filed in the office of the Probate Judge on the 31 day of Jan 1952 at 10 o'clock A M  
 and recorded in Book 151 Page 75 this 6 day of Feb 1952.  
 Deed Tax .50 Mortgage Tax — has been paid.

L.C. Walker, Judge of Probate.