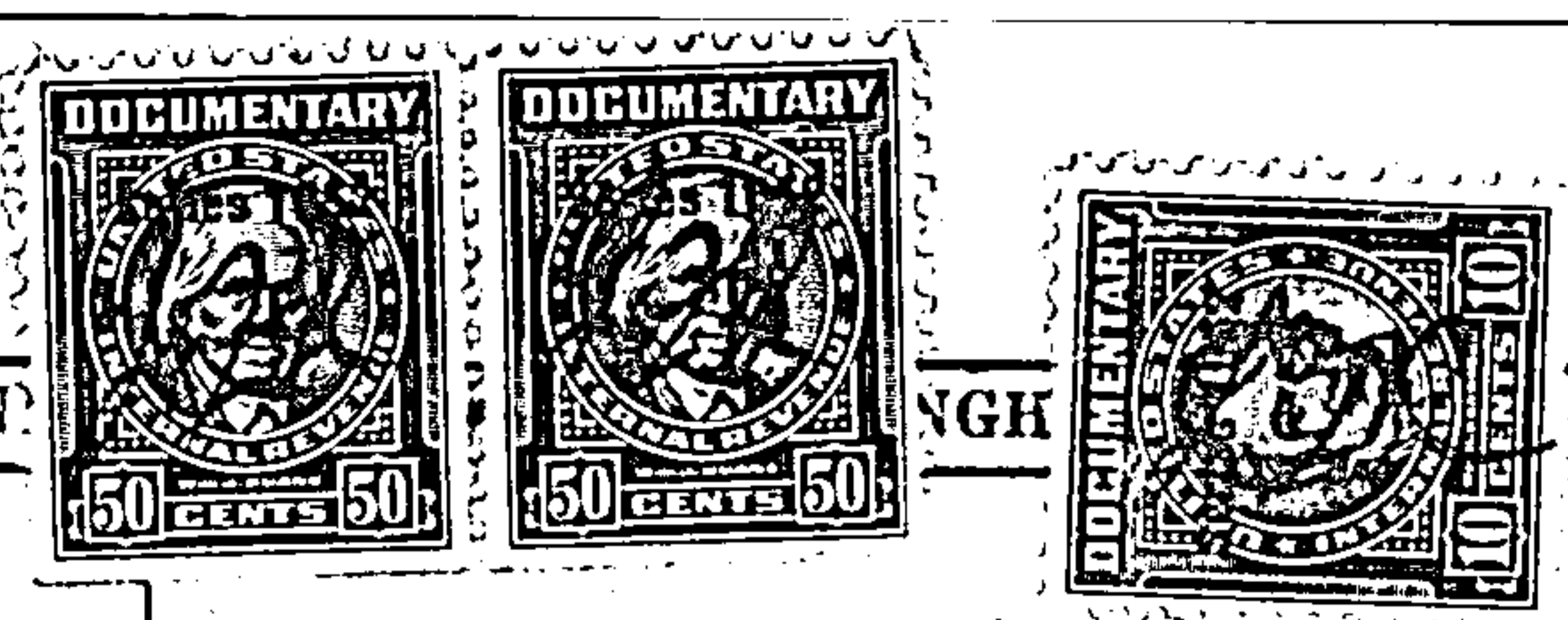


2127



6M-2-51

WARRANTY DEED—TITLE GUARANTEE

State of Alabama

SHELBY County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Hundred Twenty-five & 00/100 (\$625.00) - - - - - DOLLARS

to the undersigned grantor Lenora F. Rawson

in hand paid by Fred H. Parker

the receipt whereof is acknowledged I the said Lenora F. Rawson, a widow

do grant, bargain, sell and convey unto the said Fred H. Parker

the following described real estate, situated in Shelby

County, Alabama, to-wit: Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 12 Township 24 South Range 15 East, run thence north 86 degrees 30' East along the south line of said quarter-quarter section a distance of 1,015.8 feet to the Southwest corner of the property heretofore sold to George F. Seier and wife, Page H. Seier, thence run North 30 30' West parallel with the west line of said quarter-quarter section a distance of 416 feet to a stake, being the point of beginning of the tract of land herein conveyed: Run thence North 30 30' West parallel with the West line of said quarter-quarter section a distance of 230 feet to a stake; run thence North 86 30' East parallel with the south line of said quarter-quarter section to a point on the west bank of the Coosa River as fixed in the condemnation proceedings filed by Alabama Power Company in the Probate Court of Shelby County, Ala., in 1912; thence, following the meanderings of the West bank of the Coosa River as thus fixed, in a generally easterly and southerly direction, to a point on said west bank of said Coosa River as thus fixed, which is the northeast corner of the property heretofore sold to George F. Seier and wife, Page H. Seier, and which said point is 315 feet more or less east of the point of beginning of the description of the land hereby conveyed, as hereinabove set out, and on a bearing of North 86 30' East from said point of beginning; run thence South 86 30' West along the north line of the land heretofore sold to George F. Seier and wife, Page H. Seier and parallel with the south line of said quarter-quarter section, a distance of 315 feet more or less, to the point of beginning, together with an easement or right of way over along and across the remaining property of the grantor herein for a road or passageway to and from the above described property, in favor of the grantee, his heirs, executors administrators and assigns, and also, together with an easement or right of way over, along and across the remaining property of the grantor in said quarter-quarter section for the purpose of installing, erecting and maintaining a pole line, or lines, for electric lights, power and telephones in favor of the grantee, his heirs, executors, administrators and assigns. As a part of the consideration of within conveyance the grantee herein assumes and agrees to pay the 1952 taxes on above-described property.

TO HAVE AND TO HOLD, To the said Fred H. Parker, his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Fred H. Parker, his

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as above noted;

that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Fred H. Parker, his

heirs, and assigns forever against the lawful claims of all persons, except as above noted.

In Witness Whereof, I have hereunto set my hand and seal,

this 7 day of April, 1952.

WITNESSES:

[Handwritten signature of witness]

Lenora F. Rawson (Seal.)

Lenora F. Rawson (Seal.)

(Seal.)

(Seal.)

State of ALABAMA }
JEFFERSON COUNTY }

I, Irvine C. Porter, a Justice of the Peace, ~~Notary Public~~ in and for said County, in said State, hereby certify that Lenora F. Rawson, a widow whose name ~~is~~ signed to the foregoing conveyance, and who ~~is~~ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of April, 1952 seal

Irvine C. Porter
Justice of the Peace ~~Notary Public~~

State of }
COUNTY }

I, _____, a Notary Public in and for said County, in said State, hereby certify that on the _____ day of _____, _____, came before me the within named _____ known to me (or made known to me), to be the wife of the within named _____

_____ 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, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this _____ day of _____

Notary Public

STATE OF ALABAMA
CHEROKEE COUNTY
L. C. WALKER,
JUDGE OF PROBATE
by law.
has been paid on the within instrument as required
1.00 Privilege Tax

Filed in the office of the Probate Judge on the 12 day of Apr 1952 at 8 o'clock P M
and recorded in Book 152 Page 42 this 12 day of Apr 1952.
Deed Tax 1.00 Mortgage Tax _____ has been paid.
L.C. Walker, Judge of Probate