

3651

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

State of Alabama }
JEFFERSON County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and 00/100 (\$500.00) DOLLARS
and the assumption of the indebtedness secured by mortgage hereinafter described
to the undersigned grantor Hester Seifert

in hand paid by W. L. Schatz

the receipt whereof is acknowledged we the said Hester Seifert and husband, H. P. Seifert

do grant, bargain, sell and convey unto the said W. L. Schatz

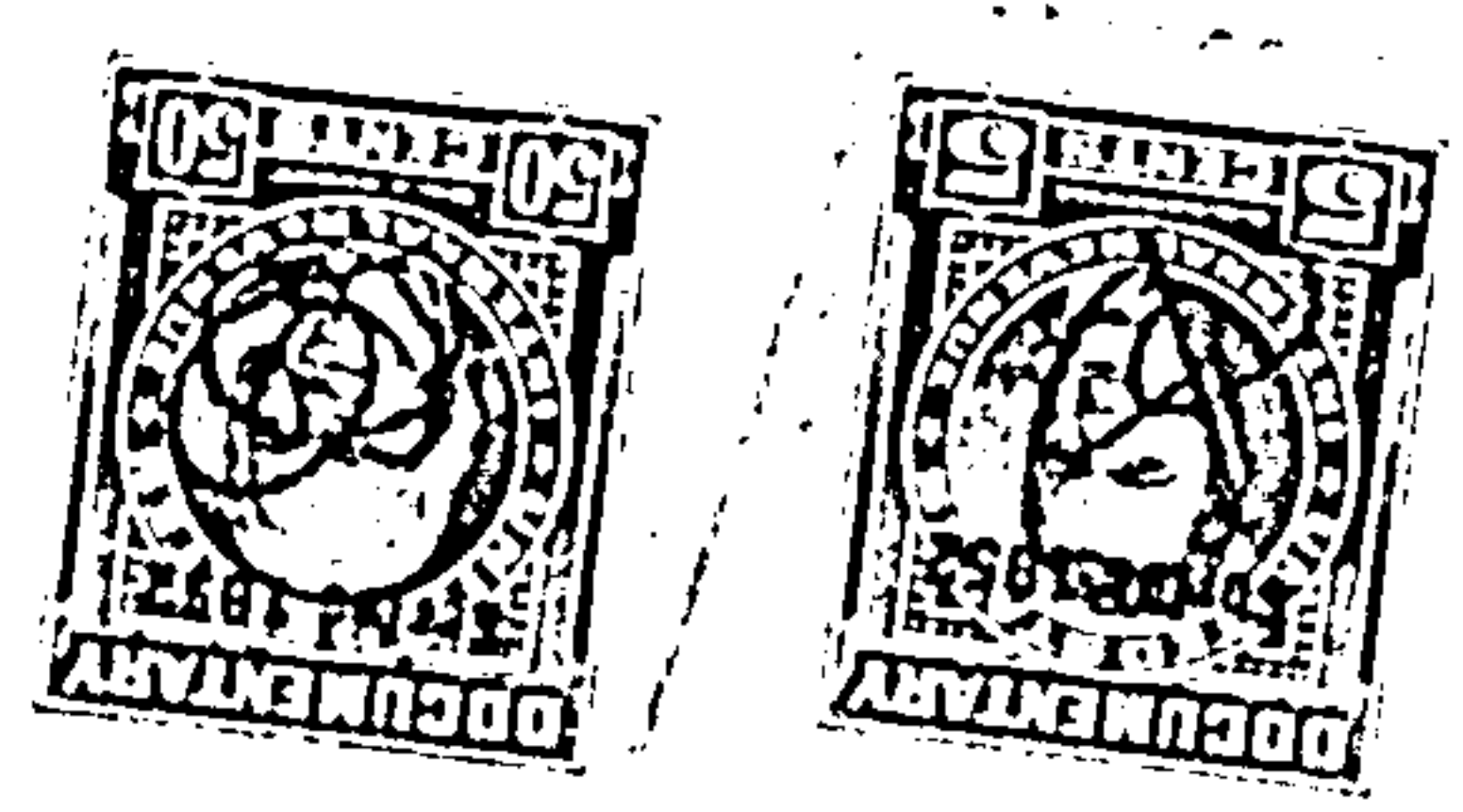
the following described real estate, situated in Shelby

County, Alabama, to-wit:

A tract of land comprising 19 acres, more or less, described as follows: Begin at the intersection of the south line of the NE 1/4 of SW 1/4 of Section 17, Township 19, Range 1 West with the west line of the Florida Short Route Highway right of way, run thence west along the east and west center line of said SW 1/4 of Section 17, about 1710 feet to a point .660 feet west of the southwest corner of the NE 1/4 of SW 1/4 of Section 17, run thence north at right angles 500 feet, thence east at right angles and parallel with the east and west center line of said section 17, 1050 feet, more or less, to a roadway hereinafter described, thence easterly along the south line of said road to the west line of such highway right of way, thence southerly along such right of way 500 feet, more or less, to the point of beginning. Said roadway is more particularly described as 25 feet on each side of a center line beginning at a point in an old road 200 feet south and about 180 feet east of the Northwest corner of the NE 1/4 of SW 1/4 of Section 17, Township 19, Range 1 West, thence 36° 28' to the right for tangent to a 24° curve to the right, thence along said curve 162.2 feet, thence along a tangent to said curve 372.4 feet, thence along a 24° curve to the left 256.9 feet, thence along a tangent to said curve 175.5 feet, thence along a 20° curve to the left 215.8 feet, thence along the tangent to said curve 230 feet to the Fla. Short Route Highway, situated in Shelby County, Alabama.

The grantees herein assume and agree to pay that certain mortgage on the above described property executed by Herbert E. Schatz and wife to W. G. Wells and wife in the approximate sum of \$2500.00, on which there is a balance due in the sum of \$1825.00, said mortgage being recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Volume 211, Page 147. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said W. L. Schatz, his heirs and assigns forever.



And we do, for ourselves and for our heirs, executors and administrators, covenant with the said W. L. Schatz, 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

W. L. Schatz, his

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

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

this 2nd day of July 1952

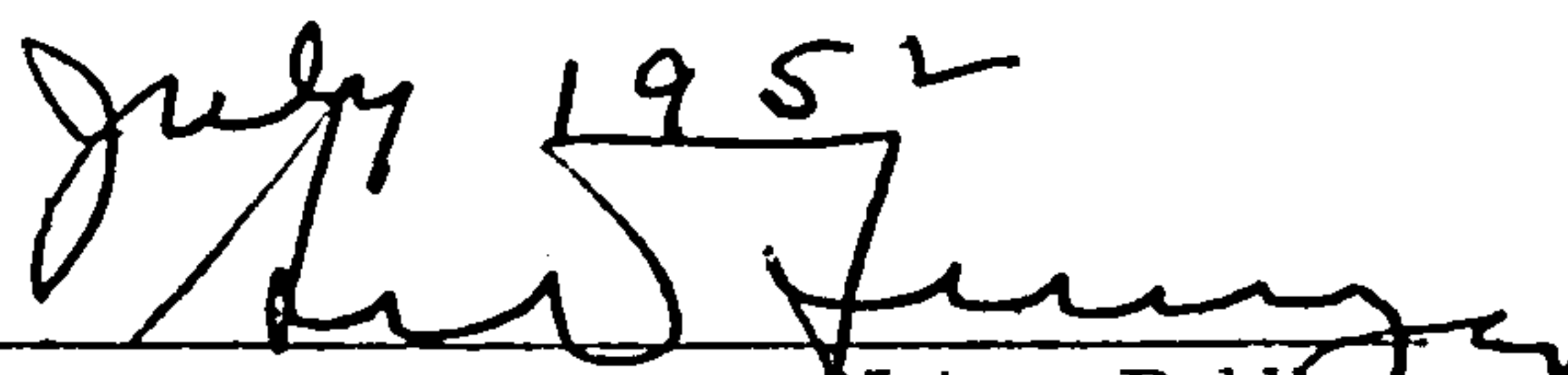
WITNESSES:

Hester A. Seifert (Seal.)
H. P. Seifert (Seal.)
(Seal.)
(Seal.)

State of ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Hester Seifert and husband H. P. Seifert
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 7th day of

July 1952

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

Filed in the office of the Probate Judge on the 2 day of July 1952 at 8 o'clock A M
and recorded in Book 124 Page 12 this 7 day of July 1952.
Deed Tax 50 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate