

517

11.10 Federal Home

WARRANTY DEED

The State Of Alabama

SHELBY County

BOOK 156 PAGE 403

Know All Men by These Presents, That in consideration of

EIGHT HUNDRED & NO/100-- DOLLARS

to the undersigned grantor S. J.H. Seales, being the one and same person as Joe Seales, and wife, Margie Seales, in hand paid by Madge Seales Howard,

the receipt whereof is acknowledged We the said J.H. Seales, and wife, Margie Seales,

do grant, bargain, sell and convey unto the said Madge Seales Howard,

the following described real estate situated in Shelby County, Ala., to-wit: The Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter, all in Section 24, Township 20, Range 4 West, containing 80 acres, more or less.

Also, the Southeast Quarter of the Southwest Quarter, and that part of the Southwest Quarter of the Southeast Quarter lying Northwest of Cahaba River, in Section 19, Township 20, Range 3 West,

Also, that part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 20, Range 3 West, lying Northwest of Cahaba River,

The coal interest in the above described land situated in Sections 19 and 30, Township 20, Range 3 West has heretofore been sold, and is EXCEPTED from this deed.

Also, Lots Nos. 1 and 2 in Block "G" according to the survey of Theodore Sparks, County Surveyor of Shelby County, Alabama, and T.F. Gentry, C.E., known as the Map of College Park in the Town of Columbiana, Alabama, as of record in the Probate Office of Shelby County, Alabama, in Plot Book No. 1, page 23.

All of the above described lands situated in Shelby County, Alabama.

The MINERAL and MINING RIGHTS in the Northeast Quarter of the Southeast Quarter of Section 24, Township 20, Range 4 West, are EXCEPTED from this conveyance.

To Have and to Hold, To the said Madge Seales Howard, her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Madge Seales Howard, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Madge Seales Howard, her

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

In Witness Whereof, we have hereunto set our hand S and seal S, this 17th., day of November, 1952

WITNESSES:

J. H. Seales (Seal.)  
Margarie Seales (Seal.)

The State Of Alabama  
SHELBY County

I, Paul O. Luck,

a Notary Public, in and for said County, in said State, hereby certify that J.H. Seales and wife, Margie Seales, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 17th., day of November, A. D. 1952

Notary Public, Shelby County, Alabama.

Filed in the office of the Probate Judge on the 18 day of Nov 52 at 8 o'clock AM and recorded in Book 156 Page 403 this 20 day of Nov 52 Deed Tax 1.00 Mortgage Tax has been paid. L. C. Walker, Judge of Probate

a in and for said County, in said State, hereby certify that subscribing witness to the foregoing conveyance, known