

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

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand (\$1000.00) Dollars and other good and valuable consideration.

to the undersigned grantors James E. Cox and wife Orpha M. Cox

in hand paid by James E. Cox, Jr.

the receipt whereof is acknowledged we the said James E. Cox and wife Orpha M. Cox

do grant, bargain, sell and convey unto the said James E. Cox, Jr.

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

~~XX~~
~~XX~~

The Northwest Quarter (NW $\frac{1}{4}$) of Southeast Quarter (SE $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), Section 17, Township 19, Range 2 West.

Mineral and mining rights excepted as to the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 17, Township 19, Range 2 West, Shelby County, Ala., and warranties herein do not apply to this forty and the intent if this deed is to convey such interest as the grantors may have to said forty acres.

TO HAVE AND TO HOLD, To the said James E. Cox, Jr., his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said James E. Cox, Jr., his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except taxes for the year of 1953 which the grantee herein agrees to assume and pay.

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

James E. Cox, Jr., his

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

In Witness Whereof, we have hereunto set our hands and seal, s this 9 day of October, 1952.

WITNESSES:

James E. Cox (Seal.)
 (James E. Cox)
Orpha M. Cox (Seal.)
 (Orpha M. Cox)
 (Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, *M. C. Brown*, a Notary Public in and for said County, in said State, hereby certify that James E. Cox and wife Orpha M. Cox 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 9 day of October, 1952.

M. C. Brown

Notary Public

Filed in the office of the Probate Judge on the 18 day of Dec 1952 at 3 o'clock P M and recorded in Book 157 Page 68 this 22 day of Dec 1952 Deed Tax 1.50 Mortgage Tax has been paid. L.C. Walker, Judge of Probate