

1090

\$6.05 Federal Stamp

BOOK 157 PAGE 181

WARRANTY DEED

The State Of Alabama }
SHELBY County }

Know All Men by These Presents, That in consideration of

-FIFTY-TWO HUNDRED FIFTY AND NO/100--- DOLLARS

to the undersigned grantors J. L. Sellers and wife, Ruth Sellers

in hand paid by John E. Martin

the receipt whereof is acknowledged we the said

J. L. Sellers and Ruth Sellers

do grant, bargain, sell and convey unto the said

John E. Martin

the following described real estate situated in Shelby County, Ala., to-wit:

All that part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and W $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 4, Township 24, Range 12 East, which lies SE of the paved Montevallo to Selma Highway, said highway being State Highway #25; also, all that part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 9, Township 24, Range 12 East, lying North of Wilson's Branch and West of the old Montevallo-Selma Road, situated in Shelby County, Alabama.

It being the intention of the grantors to convey to grantees all of the land owned by them South of Highway #25 and West of the old Montevallo-Selma dirt road.

To Have and to Hold, To the said John E. Martin, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said John E. Martin, his 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 John E. Martin, his

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 1st day of November, 1952.

WITNESSES:

J. L. Sellers (Seal.)
Ruth Sellers (Seal.)
____ (Seal.)
____ (Seal.)

The State Of Alabama
SHELBY County

I, Wales W. Wallace, Jr.

a Notary Public for the State of Alabama at large ~~in and for said County, in said State~~, hereby certify that J. L. Sellers and wife, Ruth Sellers whose name s 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 1st day of November, A. D. 1952.

Wales W. Wallace, Jr.
Notary Public

Filed in the office of the Probate Judge on the 27 day of Dec 1952 at Shelby County, Alabama, and recorded in Book 127 Page 181 this 31 day of Dec 1952.
Deed Tax 5.50 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