

1280

6M-7-52

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

State of Alabama }
Shelby County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 (\$1.00) - - - - - DOLLARS
and love and affection
to the undersigned grantor Ruth C. Baker, a widow
in hand paid by Leon C. Baker, her son
the receipt whereof is acknowledged I the said Ruth C. Baker
do grant, bargain, sell and convey unto the said Leon C. Baker
the following described real estate, situated in Shelby
County, Alabama, to-wit:

The NE 1/4 of NE 1/4 of Section 20, Township 21 South, Range 1 East;

The NW 1/4 of NE 1/4 of Section 20, Township 21 South, Range 1 East,
except the following portion thereof, viz:

Begin at the Southeast corner of said forty and run south 87 degrees
West along the South line of said forty, 752.7 feet for a point of
beginning of the tract herein excepted, run thence North 20 degrees
West 680.5 feet to the South line of Mardis Ferry road, thence Southwest
along South line of said road to West line of said forty, thence South
along West line of said forty to the Southwest corner thereof, thence
East along South line of said forty to point of beginning, containing
5.1 acres.

Subject to outstanding mortgage to Federal Land Bank of New Orleans.

TO HAVE AND TO HOLD, To the said Leon C. Baker, his
heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant
with the said Leon C. Baker, his

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

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 Leon C. Baker, his

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

In Witness Whereof, I have hereunto set my hand and seal,
this 30th day of December, 1952.

WITNESSES:

_____ (Seal.)
Ruth C. Baker

_____ (Seal.)

_____ (Seal.)
_____ (Seal.)

State of ALABAMA
SHELBY COUNTY

I, Handy Ellis, a Notary Public in and for said County, in said State, hereby certify that Ruth C. Baker, 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 30th day of December, 1952
Handy Ellis
Notary Public
State at Large for Alabama.

Filed in the office of the Probate Judge on the 12 day of Jan 1953 at 11 o'clock A.M.
and recorded in Book 157 Page 347 this 14 day of Jan 1953.
Deed Tax 50 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate