

1287

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

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

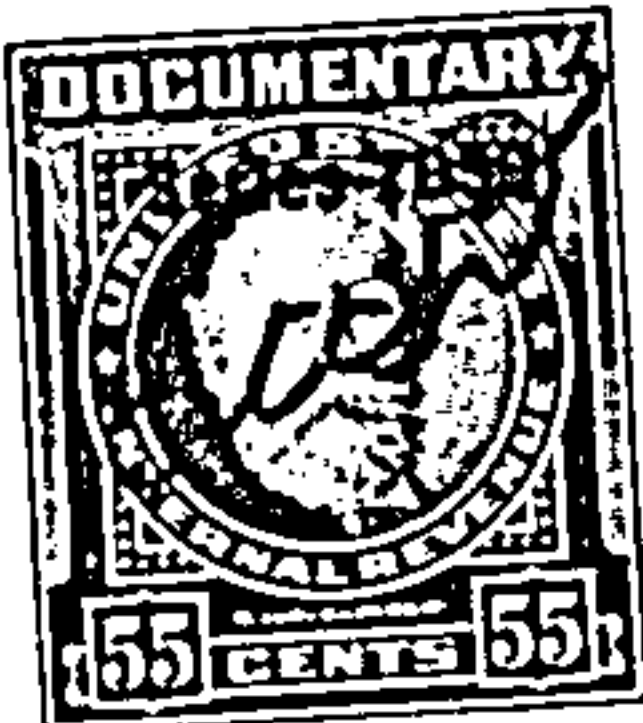
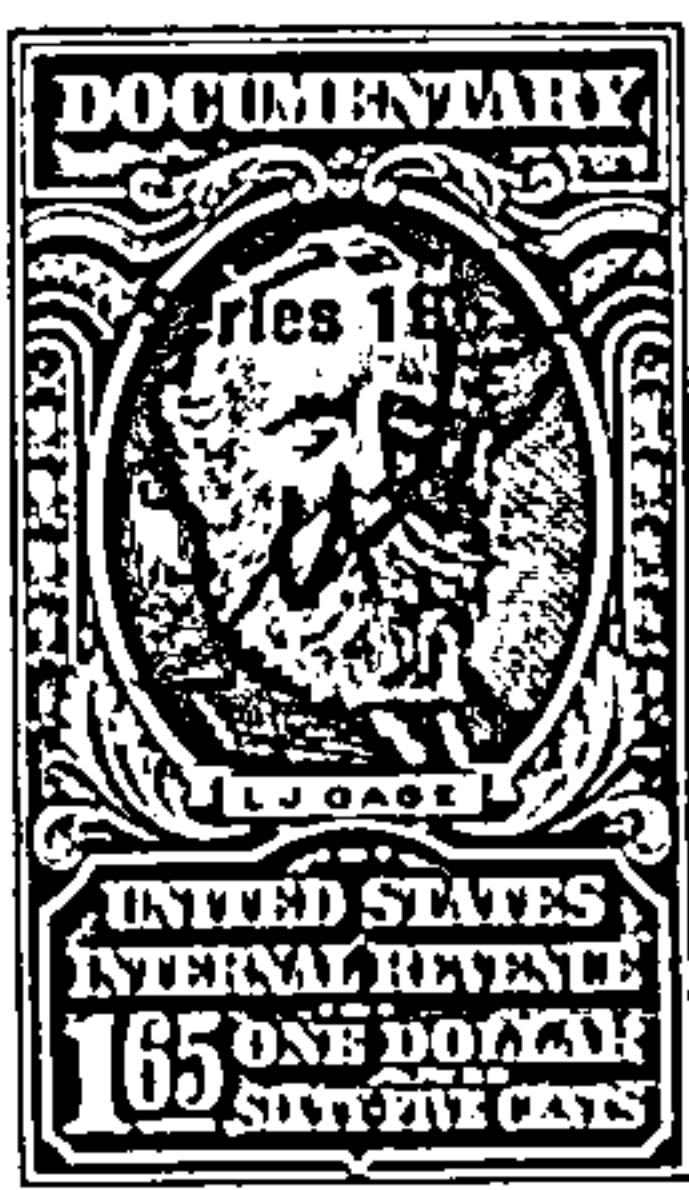
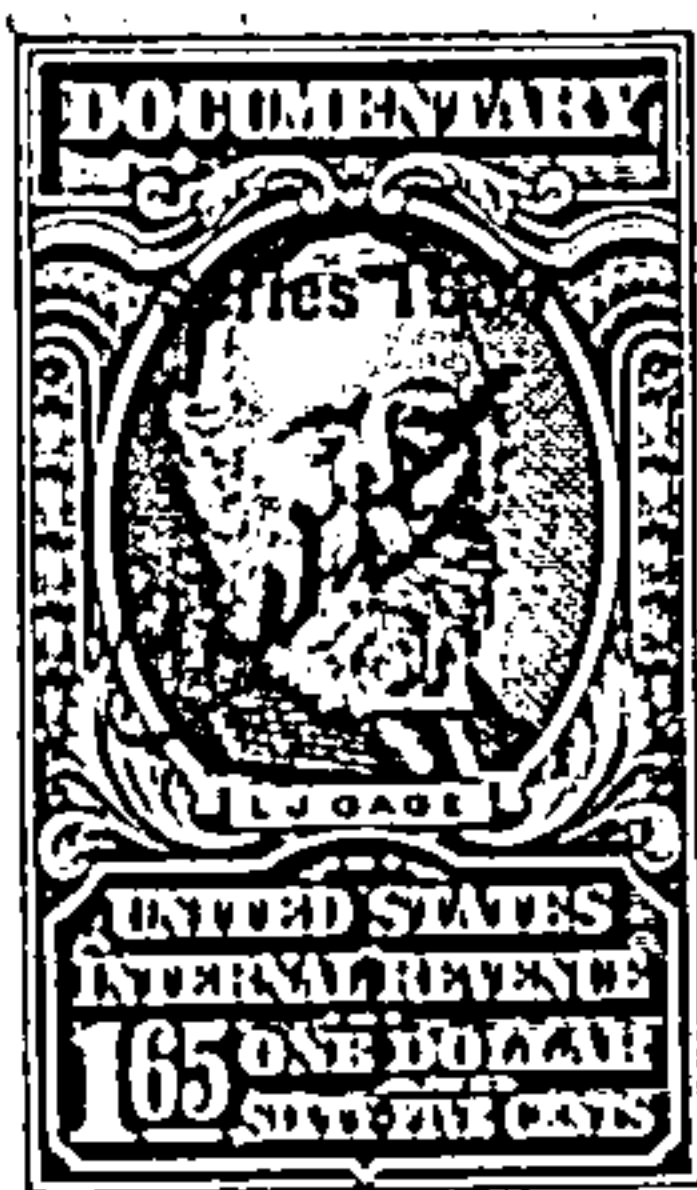
That in consideration of Thirty-Two Hundred and no/100----- DOLLARS

to the undersigned grantors C. W. Dawson and wife, Laura Dawson

in hand paid by Louise H. Falls and James William Falls and Joseph Finley Falls
in accordance with decree in Case No. 73349 Equity Court, Jefferson County, Ala.
the receipt whereof is acknowledged we the said C. W. Dawson and wife, Laura Dawson

do grant, bargain, sell and convey unto the said Louise H. Falls, a life estate in the following.
described property, with the vested remainder to James William Falls and Joseph Finley Falls
in accordance with said decree.
the following described real estate, situated in Shelby,
County, Alabama, to-wit:

The NE¹/₄ of NW¹/₄ and 27 acres on the west side of the NW¹/₄ of NE¹/₄ of Section 20
Township 22, Range 2 West described as beginning at the NW corner of the NW¹/₄
of NE¹/₄; thence South 2 deg 45' East 1335 Ft, thence North 88 deg 10' East 899.3
ft, thence North 9 deg 50' West 58,8 feet, thence north 2 deg 45' West 1261.2
feet, thence South 88 deg 45' West 901.3' to the point of beginning. ¹/₂ of the
mineral rights excepted, in Shelby County.



TO HAVE AND TO HOLD, To the said Louise H. Falls, a life estate in the above described property, with the vested remainder to James William Falls and Joseph Finley Falls in accordance with said decree and their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Louise H. Falls and James William Falls and Joseph Finley Falls and their 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 Louise H. Falls and James William Falls and Joseph Finley Falls and their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal,
this 6th day of Nov. 1947.

WITNESSES:

C. W. Dawson (Seal.)

Laura Dawson (Seal.)

(Seal.)

(Seal.)

State of

Shelby

COUNTY

I, J.W.Baxley

, a Notary Public in and for said County, in said State,

hereby certify that C.W.Dawson and wife Laura Dawson

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 6th day of November 1947

J.W. Baxley

Notary Public

State of

Shelby

COUNTY

I, J.W.Baxley

, a Notary Public in and for said County, in said State,

hereby certify that on the 6th day of November

, 1947, came before me

the within named Laura Dawson

known to me

(or made known to me), to be the wife of the within named C.W.Dawson

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 6th day of November 1947

J.W. Baxley

Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$3.50 Privilege Tax
has been paid on the within
instrument as required
L.C. WALKER,
JUDGE OF PROBATE

Filed in the office of the Probate Judge on the 13 day of Jan 1953 at 2:30 o'clock P M
and recorded in Book 157 Page 363 this 14 day of Jan 1953.
Deed Tax 3.50 Mortgage Tax — has been paid.

L.C. Walker, Judge of Probate

105 receiving
3.85 fee
3.50 Deed Tax
8.60 sum total
for