

1484

\$ 2.20 Federal Stamp

BOOK 157 PAGE 539

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 Thousand Eight Hundred and no/100 (\$1,800.00) DOLLARS

to the undersigned grantor , Viola Findley

in hand paid by Roy Downs

the receipt whereof is acknowledged we the said Viola Findley and husband, W. J. Findley

do grant, bargain, sell and convey unto the said Roy Downs

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

A certain tract or parcel of land in Calera, Alabama, more particularly described as follows: Commence at a point on the west line of the right of way of Montgomery Avenue where it is intersected by the centerline of the track of the Southern railroad, thence south along the west line of said Montgomery Avenue 55.55 feet for a point of beginning of the lot herein conveyed; from said point of beginning run in a westerly direction parallel with the centerline of the Southern railroad track 147.77 feet to the eastern line of an alley, thence south along the eastern line of said alley 46 feet, thence in an easterly direction parallel with the centerline of the Southern railroad track 147.77 feet, more or less, to the western line of said Montgomery Avenue, thence North along the western line of Montgomery Avenue 46 feet to the point of beginning.

Subject to mortgage of grantors herein to W. E. Broadhead dated January 31, 1951, and recorded in the Probate Office of Shelby County, Alabama, in Mortgage Book 200, at page 588, which grantee herein assumes.

Subject also to encroachment on the south side of the lot conveyed as shown by B. S. Wheeler survey dated January 3, 1951.

TO HAVE AND TO HOLD, To the said Roy Downs, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Roy Downs, his

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 Roy Downs, his

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

In Witness Whereof, We have hereunto set our hands and seal,

this 24th day of January, 1953.

WITNESSES:

Viola Findley (Seal.)
Viola Findley

W. J. Findley (Seal.)
W. J. Findley

State of ALABAMA

SHELBY

COUNTY

I, Julius S. Pyle, a Notary Public in and for said County, in said State,

hereby certify that Viola Findley and husband, W. J. Findley

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 24th day of January, 1953.

Julius S. Pyle
Notary Public

Filed in the office of the Probate Judge on the 2 day of Feb 1953 at 3:30 o'clock P M
and recorded in Book 157 Page 539 this 2 day of Feb 1953.
Deed Tax 2.00 Mortgage Tax — has been paid.

L.C. Walker, Judge of Probate