

1624

1000.00

72

WARRANTY DEED

The State Of Alabama }
County }

BOOK 158 PAGE 23

Know All Men by These Presents, That in consideration of
Ten (\$10.00) DOLLARS

to the undersigned grantors John Paul Busby, joined by his wife, Ethel Ruth Busby,
in hand paid by William J. Thomason

the receipt whereof is acknowledged we the said



John Paul Busby and wife, Ethel Ruth Busby

do grant, bargain, sell and convey unto the said William J. Thomason all of our undivided
one half interest in and to

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

The North half of the northeast quarter (N $\frac{1}{2}$ of NE $\frac{1}{4}$) of section seven (7), township
twenty-two (22) south of range two (2) west, together with all improvements thereon, including
all fencing, timber and fruit trees now on the property or pertaining thereto, less all
easements and rights-of-way as of record, containing 80 acres, more or less; including all fences
buildings, timber, 1 riding cultivator, 1 planter, 1 mowing machine, 1 double section
harrow, 1-5 frame Gee Whiz cultivator, 1 grass hopper plow, 3 turn plows, 1 cut-off
saw, 1 mule 4 years old, 1 mule 5 years old, and 1 # 13 turn plow.

Grantee assume and agrees to pay that certain first mortgage in favor of
George L. Martin and Rose J. Martin, dated February 27, 1952, recorded in Mortgage
Book 222, at page 102, in the Probate office of Shelby County, Alabama, balance on
which is guaranteed to be \$9806.85, as of this date.

To Have and to Hold, To the said William J. Thomason, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said William J. Thomason, 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 William J. Thomason, his

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

In Witness Whereof, we have hereunto set our hand and seal, this 10th day of February, 1953.

WITNESSES:

John Paul Busby (Seal.)
Ethel Ruth Busby (Seal.)
(Seal.)
(Seal.)

The State Of Alabama
County

I, Cecil Duke

a Justice of the Peace in and for said County, in said State, hereby certify that John Paul Busby and his wife, Ethel Ruth Busby 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of February, A. D. 1953.

Cecil Duke
Justice of Peace

Filed in the office of the Probate Judge on the 12 day of Feb 1953 at 8 o'clock
A. M. and recorded in Book 128 Page 22 this 17 day of Feb 1953.
Deed Tax 1.00 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate

subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that the grantor voluntarily executed the same in presence and in the presence of the other subscribing witness, on the day the