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#.55 Federal Stamp

6M-11-21

BOOK 159 PAGE 78

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

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of one dollar and the executors of a written contract by George DOLLARS D. McCord and A. B. Brown, bearing even date herewith,

to the undersigned grantor, George D. McCord

in hand paid by A. B. Brown

the receipt whereof is acknowledged, the said George D. McCord and wife Hazel McCord

do grant, bargain, sell and convey unto the said A. B. Brown

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

The NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 35, Township 21, Range 1 west, except the following described parcel of land: Begin at the northwest corner of said forty acres and run along the west line thereof south, 2 degrees and 15 minutes east, 545.7 feet; thence north, 78 degrees and 15 minutes east 248.2 feet; thence north 15 minutes east, 516.3 feet to the north line of said forty acres; thence along same south, 85 degrees and 15 minutes west 286.1 feet to the beginning point; said exception being 3.25 acres; it being understood and agreed by the grantors and the grantees that that certain road leading from Alabama Highway #25 in a southerly direction along the west line of the 3.25 acres being excepted herefrom is a public road; all being situated in Shelby County, Alabama

TO HAVE AND TO HOLD, To the said

A. B. Brown

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators. covenant with the said A. B. Brown, 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

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

In Witness Whereof, we have hereunto set our hands and seals this 16 day of March, 1953

WITNESSES:

George D. McCord (Seal.)

Hazel McCord (Seal.)

State of

SHELBY

COUNTY

I, Handy Ellis, Notary Public, State at Large ~~Notary Public for said County~~, in said State,

hereby certify that George D. McCord and Hazel McCord

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 have executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 16 day of March, 1953

Handy Ellis, Notary Public
State at Large for Alabama
 Notary Public

Filed in the office of the Probate Judge on the 6 day of Apr 1953 at 8 o'clock
 M. and recorded in Book 159 Page 78 this 9 day of Apr 1953.
 Deed Tax: 50 Mortgage Tax — has been paid. L.C. Walker, Judge of Probate.