

2869

55 Deed Book

159 PAGE 448

WARRANTY DEED Form 107

Printed and For Sale by Zac Smith co., Birmingham, Ala.

THE STATE OF ALABAMA,

Know All Men by These Presents,

Shelby County

That for and in consideration of

One Dollar and other good and valuable considerations Dollars

to the undersigned grantors John Paul Braden and wife, Tommie Faye Braden,

in hand paid by

W. T. Watson and Daisy Watson

the receipt whereof is acknowledged, We the said

John Paul Braden and wife, Tommie Faye Braden,

do grant, bargain, sell and convey unto the said

W. T. Watson and Daisy Watson

the following described real estate, to-wit:

A one-half undivided interest in and to the following

described real property, to-wit:

That certain tract of land described as commencing on the north side of the right of way line of the Birmingham-Montgomery Highway at a point where the north line of said right of way crosses the west boundary of the NW $\frac{1}{4}$ of the SE $\frac{1}{2}$ of Section 12, Township 21 South, Range 3 West, and run thence in an easterly direction along the north right of way line of said Highway a distance of 320 feet to the point of beginning; run thence north 185 feet, thence in an easterly direction and parallel with said Highway right of way 100 feet, thence south 185 feet to the North right of way line of said Highway, run thence in a westerly direction along said right of way line 100 feet to the point of beginning;

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, TO THE SAID_____

W. T. Watson and Daisy Watson, their_____

Heirs and Assigns forever.

And we do, for ourselves and our heirs, executors and administrators,
covenant with the said_____

W. T. Watson and Daisy Watson, their_____

Heirs and Assigns, that we are lawfully seized in fee simple of said
premises; that they are free from all encumbrances, and 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_____

W. T. Watson and Daisy Watson, their_____

Heirs and Assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand s and seal s, this

13th day of February, 1953.

WITNESSES:

{ John Paul Braden (SEAL)
Homer Taylor Braden (SEAL)
(SEAL)
(SEAL)

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THE STATE OF ALABAMA,

Shelby

County

I, Mary Lee Mahaffey

a Notary Public _____ in and for said County, in said State, hereby
certify that John Paul Braden and wife, Tommie Faye Braden,
whose name are signed to the foregoing conveyance, and who are known to me,
acknowledge 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 and seal, this 13th day of February A. D. 19 53

Mary Lee Mahaffey
Notary Public

THE STATE OF ALABAMA,

County

I, _____

a _____ in and for said County, in said State, hereby
certify that _____, a subscribing witness
to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated
that _____, the Grantor
voluntarily executed the same in _____ presence, and in the presence of the other subscribing witness, on the
day the same bears date; that _____ attested the same in the presence of the Grantor _____, and of the
other witness, and that such other witness subscribed _____ name as a witness in _____ presence.

Given under my hand, this _____ day of _____ A. D. 19 _____

THE STATE OF ALABAMA,

Shelby

County

I, Mary Lee Mahaffey

a Notary Public _____ in and for said County, in said State, do hereby
certify that on the 13th day of February 19 53, came before me the
within named Tommie Faye Braden known to me (or made known to me),
to be the wife of the within named John Paul Braden
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, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this 13th day of February A. D. 19 53

Mary Lee Mahaffey
Notary Public

Filed in the office of the Probate Judge on the 18 day of Apr 1953 at 8 o'clock AM
and recorded in Deed Book P 159 Page 448 this 15 day of Apr 1953.
Deed Tax 50 Mortgage tax _____ has been paid.

L.C. Walker, Judge of Probate