

WARRANTY DEED

600.00

The State Of Alabama }
SHELBY County }

Know All Men by These Presents, That in consideration of ONE HUNDRED & NO/100.,
and other valuable considerations, DOLLARS
to the undersigned grantors W.F.Hill and wife, Hazel Hill,
in hand paid by J.O.Brady

the receipt whereof is acknowledged we the said W.F.Hill and wife, Hazel
Hill

do grant, bargain, sell and convey unto the said J.O.Brady



the following described real estate situated in SHELBY County, Ala., to-wit: That certain
tract of land described as beginning at the intersection of the West
boundary line of the Southwest Quarter of the Northeast Quarter of
Section 4, Township 24, Range 13 East, with the South right of way line
of Alabama State Highway No.25:Run thence in a Southerly direction
along the West boundary line of said Southwest Quarter of the Northeast
Quarter of said Section 4 for a distance of 125 feet; run thence
in an Easterly direction and parallel with the South boundary line
of the right of way of said Alabama State Highway No.25, for a dis-
tance of 200 feet; run thence in a Northerly direction and parallel
with the West boundary line of said Southwest Quarter of the Northeast
Quarter of said Section 4, for a distance of 125 feet, more or less,
to the South boundary line of said State Highway No.25; run thence
in a Westerly direction along the South boundary line of the said right
of way of said Alabama State Highway No.25, a distance of 200 feet, more
or less, to the point of beginning, being the storehouse and lot now
occupied by the grantors as a mercantile business,

It is further agreed and understood by the grantee and the
grantors herein that as a part of the consideration of this conveyance,
the grantee assumes and agrees to pay the balance due, in the amount of
\$1200.00 and interest, under the terms of that certain mortgage given by
the grantors to Vera Pelle Lehman, dated October 23, 1952, and recorded in
Mortgage Book 225, on page 20, in the office of the Judge of Probate of
Shelby County, Alabama,

To Have and to Hold, To the said J.O. Brady, his
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said J.O. Brady, 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 J.O. Brady, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal, this 27th day of April, 1953.

WITNESSES:

W. F. Hill (Seal)
Hazel Hill (Seal)

(Seal)

The State Of Alabama
SHELBY County

I, Paul O. Luck,

a Notary Public, in and for said County, in said State, hereby certify that W.F. Hill and wife, Hazel Hill, 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 27th day of April, A. D. 1953.

Paul O. Luck

Notary Public, Shelby County, Alabama.

Filed in the office of the Probate Judge on the 27 day of April 1953 at 1 o'clock P.M.
and recorded in Deed Book 160 Page 34 this 27 day of April 1953.
Deed Tax 1.00 Mortgage Tax 1.00 has been paid.

L.C. Walker, Judge of Probate

a in and for said County, 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