

3018

BOOK 160 PAGE 28

WARRANTY DEED

The State Of Alabama

SHELBY County

Know All Men by These Presents, That in consideration of Two Thousand Five Hundred and no/100 DOLLARS to the undersigned grantors Floyd Miles and wife Roseanna W. Miles in hand paid by Robert M. Millsap and Cecil H. Cowan

the receipt whereof is acknowledged we the said Floyd Miles and wife Roseanna W. Miles

do grant, bargain, sell and convey unto the said Robert M. Millsap and Cecil H. Cowan

the following described real estate situated in Shelby County, Ala., to-wit: Commencing at the Southeast corner of the Northeast Quarter of Section 4, Township 24, Range 12 East and run North 64° 5' West 243.3 feet to the South boundary of the right of way of State Highway No. 25 for point of beginning of a lot herein conveyed; run thence South 18° 45' West 302.5 feet; run thence North 52° 15' East 165 feet, more or less to the Southeast boundary of the right of way of State Highway No. 25; run thence in a northeasterly direction along the Southeast boundary of said State Highway No. 25 to point of beginning, being situated in the Southeast Quarter of Northeast Quarter and Northeast Quarter of Southeast Quarter of said Section 4, Township 24, Range 12 East, Shelby County, Alabama.



To Have and to Hold, To the said Robert M. Millsap and Cecil H. Cowan, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Robert M. Millsap and Cecil H. Cowan, their 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 Robert M. Millsap and Cecil H. Cowan, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal, this

28 day of April, 1953.

WITNESSES:

Floyd Miles (Seal)
Roseanna W. Miles (Seal)

The State Of Alabama }
Shelby County }

I, Charles Gray

a Notary Public in and for said County, in said State, hereby certify that Floyd Miles and wife Roseanna W. Miles whose name 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 28 day of April, A. D. 1953.

Charles Gray

NOTARY PUBLIC

The State Of Alabama }
Shelby County }

I, Charles Gray

a Notary Public in and for said County, in said State, hereby certify that on the 28th day of April, 1953, came before me the within named Roseanna W. Miles known to me (or made known to me) to be the wife of the within named Floyd Miles who, being examined separate and apart from the husband touching her signature to the within Deed 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 28th day of

April, A. D. 1953.

Charles Gray

Notary Public

Filed in the office of the Probate Judge on the 28th day of April 1953 at 8 o'clock M. and recorded in Deed Book 160 Page 28 this 29th day of April 1953. Deed Tax 250 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate