

3032

2.95 Federal Stamp

BOOK 160 PAGE 50
GM-2-51

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

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Four Hundred Twenty Five and no/100 (\$2425.00) DOLLARS to the undersigned grantors, Z. S. Cowart and wife, Kate H. Cowart, in hand paid by American Brake Shoe Company, a corporation, the receipt whereof is acknowledged we the said Z. S. Cowart and wife, Kate H. Cowart, do grant, bargain, sell and convey unto the said American Brake Shoe Company, a corporation, the following described real estate, situated in the town of Calera, Shelby County, Alabama, to-wit:

All of Block P and of Block T and lots numbered 6 and 7 in Block E, according to the survey and map known as re-survey of Russell R. Hetzel property by B. S. Wheeler Engineering Company, Columbiana, Alabama, being and lying within the town limits of Calera, Alabama.

Together with all right, title and interest in and to all streets, avenues and public ways adjacent to or abutting said above described property and all alleys or public ways lying within said above described property.

Subject, however, to telephone line permit on Block T and to easement to Alabama Power Company on Lots 6 and 7 in Block E.

TO HAVE AND TO HOLD, To the said American Brake Shoe Company, a corporation, its successors ~~heirs~~ and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said American Brake Shoe Company, a corporation, its successors

~~heirs~~ and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except taxes for the year 1953, due October 1, 1953.

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 American Brake Shoe Company, a corporation, its successors,

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

In Witness Whereof, we have hereunto set our hands and seal, this 25 day of April 1953

WITNESSES:

Z. S. Cowart (Seal.)

Kate H. Cowart (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Julius S. Proyer, a Notary Public in and for said County, in said State, hereby certify that Z. S. Cowart and wife Kate H. Cowart, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of April 1953

Julius S. Proyer
Notary Public

Filed in the office of the Probate Judge on the 24 day of Apr 1953 at 8 o'clock A.M.
and recorded in Deed Book 160 Page 50 this 24 day of Apr 1953.
Deed Tax 2.50 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate

hereby certify that on the

day of

, came before me

the within named

known to me