

3143 \$ 12.00 Federal Stamp

6M-7-52

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

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand and no/100 (\$12,000.00) - - - - - DOLLARS

to the undersigned grantor , K. E. McWilliams, a widower

in hand paid by Henry G. Cardwell

the receipt whereof is acknowledged I the said K. E. McWilliams

do grant, bargain, sell and convey unto the said Henry G. Cardwell

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

That certain tract of land in Columbiana, Alabama, described as follows: Commencing at a point on the East margin of North Main Street, which point is 330.67 feet north of the point of intersection of the North line of East College Street with the East right of way line of Main Street, measuring along the East margin of Main Street to the point of beginning, which point is marked by the northwest corner of the Dr. J. H. Crawford office building lot, and which is further marked and located on the south bank of the ditch running in a westerly direction and intersecting the east line of said Main Street, and from said point of beginning, run North 83 degrees 30 minutes East 100.0 feet, thence North 2 degrees 30 minutes West 41.0 feet, thence North 83 degrees 30 minutes East 50.0 feet, thence South 2 degrees 30 minutes East 41.0 feet to a ditch, thence along the ditch North 83 degrees 30 minutes East 87.0 feet, thence North 2 degrees 30 minutes West 104.0 feet, thence South 83 degrees 30 minutes West 237.0 feet to the eastern margin of Main Street, thence along the eastern margin of said Street South 2 degrees 30 minutes East 104.0 feet, to the point of beginning.

This conveyance is subject to the right of ingress and egress along a presently existing lane, or alley, leading from Main Street to what is known as the telephone building, and lot upon which the same is situated, and which has been conveyed by grantor herein to Mary McWilliams, by deed dated March 11, 1953 and the acknowledgment of which is dated March 21, 1953, which last mentioned deed has not yet been recorded.

TO HAVE AND TO HOLD, To the said Henry G. Cardwell, his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Henry G. Cardwell, his

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Henry G. Cardwell, his

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

In Witness Whereof, I have hereunto set my hand and seal,

this 31st day of March, 1953.

WITNESSES:

K. E. McWilliams (Seal.)
K. E. McWilliams

State of ALABAMA

SHELBY

COUNTY

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

hereby certify that K. E. McWilliams,

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 1953

Handy Ellis
Notary Public
State at Large for Alabama.

Filed in the office of the Probate Judge on the 30 day of Apr 19 53 at 3 o'clock P M
and recorded in Deed Book P 160 Page 75 this 16 day of May 19 53.
Deed Tax 12.00 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate