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BOOK 160 PAGE 77

Form 295
1-1-51

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

State of Alabama

SHELBY

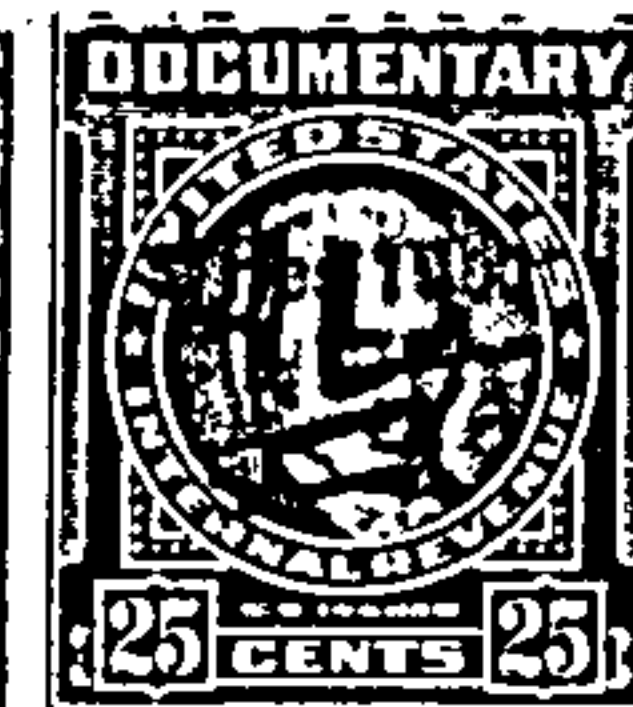
County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand Two Hundred Fifty and no/100----- DOLLARS
and execution of purchase money mortgage

to the undersigned grantor Hugh Linder

in hand paid by Harry W. Prater



the receipt whereof is acknowledged we the said Hugh Linder and wife Eleanor S. Linder

do grant, bargain, sell and convey unto the said Harry W. Prater

the following described real estate, situated in Shelby

County, Alabama, to-wit: The North one-half of the Northwest Quarter of Section 29, Township 19, Range 1 West, and the South one-half of the Southwest Quarter of Section 20, Township 19, Range 1 West, except a tract in the Northwest corner particularly described as follows: Begin at a point on the North line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 20, which is 2340 feet West of the Northeast corner of the Northeast Quarter of the Southwest Quarter of said Section 20, thence South 54 degrees 30' West 250 feet, thence South 48 degrees 30' West 156 feet to the West line of the SW $\frac{1}{4}$ of said Section 20, thence North to the Northwest corner of said Southwest Quarter of said Section 20, thence East to point of beginning of the excepted tract.

Grantors also grant, bargain, sell and convey to grantee an easement for Road way purposes over a strip of land of the width of 30 feet extending Westwardly from the paved Florida Short Route No. 91 to a point on the East line of the above described tract of land, said thirty foot strip lying along and extending 20 feet North and 10 feet South of the line dividing Sections 20 and 29 and now used as a road way between said property herein described and the Florida Short Route Highway No. 91.

Grantors also convey to grantee all improvements and timber, electric water system, pump and all fences located on the tract of land herein described, but said land is conveyed subject to transmission line permits in favor of Alabama Power Company

Subject to 1953 taxes.



TO HAVE AND TO HOLD, To the said Harry W. Prater, his heirs and assigns forever.



And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Harry W. Prater, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except 1953 taxes

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

Harry W. Prater, his

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 29th day of April, 1953

WITNESSES:

[Signature]

Hugh Linder (Seal.)
Hugh Linder

Eleanor S. Linder (Seal.)
Eleanor S. Linder

(Seal.)

(Seal.)

State of ALABAMA
JEFFERSON COUNTY

I, Wm. J. Thornton, a Notary Public in and for said County, in said State,
hereby certify that Hugh Linder and wife Eleanor S. Linder
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 29th day of April, 1953

Wm. J. Thornton

Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$4.85 Privilege Tax
has been paid on the with-
in instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

Filed in the office of the Probate Judge on the 1 day of May 1953 at 1 o'clock P
and recorded in Book 160 Page 77 this 6 day of May 1953.
Deed Tax 4.85 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate