

3226

BOOK 160 PAGE 172

Not over 100⁰⁰ Lot only

WARRANTY DEED

The State Of Alabama }
SHELBY County

Know All Men by These Presents, That in consideration of ONE & NO/100, and other valuable consideration, DOLLARS

to the undersigned grantor Laura Watkins, a widow, in hand paid by Jim Lilly

the receipt whereof is acknowledged I the said Laura Watkins, a widow,

do grant, bargain, sell and convey unto the said Jim Lilly,

the following described real estate situated in SHELBY County, Ala., to-wit: That certain tract of land described as commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 12, Township 21, Range 3 West, and run thence in an Easterly direction along the South line of the North Half of the Northwest Quarter of said Section 12, to the point of intersection with the Eastern edge of the right of way of the Louisville and Nashville Railroad Company; from said last named point continue thence East along the South line of said North Half of the Northwest Quarter of said Section 12, a distance of 580 feet, more or less, to the West right of way line of the Birmingham-Montgomery Highway, United States Highway No. 31; run thence in a Northwesterly direction along the Westerly right of way line of said Birmingham-Montgomery Highway to a point 210 feet North of the South line of said North Half of the Northwest Quarter of said Section 12; run thence West along a line parallel to the South line of said North Half of Northwest Quarter of said Section 12 for a distance of 210 feet for a point of beginning of the lot herein conveyed; run thence South 210 feet to the South line of said North Half of the Northwest Quarter of said Section 12; run thence West to the point of intersection of said East right of way line of the right of way of the Louisville and Nashville Railroad Company; run thence in a Northwesterly direction along said East right of way line to a point 210 feet North of the South line of said North Half of the Northwest Quarter of Section 12; run thence East parallel to the South line thereof to the point of beginning.

To Have and to Hold, To the said Jim Lilly, his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Jim Lilly, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Jim Lilly, his

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

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

6th., day of May, 1953.

WITNESSES Paul O. Luck

Laura Watkins (Seal) (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 Laura Watkins, a widow,

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 this conveyance,

she executed the same voluntarily on the day the same bears date.

Given under my hand this 6th., day of May, A. D. 1953

Paul O. Luck

Notary Public, Shelby County, Alabama.

Filed in the office of the Probate Judge on the 6 day of May 1953 at 8 o'clock P. M. and recorded in Book 160 Page 173 this 12 day of May 1953. Deed Tax 50 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate

subscribing witness to the foregoing conveyance, known

to me, appeared before me this day, and being sworn, stated that