

WARRANTY DEED

STATE OF ALABAMA

BOOK 160 PAGE 225

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of
Fifty
Fourteen Thousand Two Hundred Dollars to the undersigned grantors Harry
Gordon and wife, Ila Gordon and Henry Johnson and wife, Helen Johnson
in hand paid by Rose Kaplan the receipt whereof is acknowledged we
the said Harry Gordon and wife, Ila Gordon and Henry Johnson and wife,
Helen Johnson do grant, bargain, sell and convey unto the said Rose
Kaplan the following described real estate, to-wit:

Beginning at the NW corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of
Section 25, Township 21, Range 1 West; thence run
south along the west boundary of said Section 25
a distance of 264 feet to the north line of East
College Street, said point being the front corner
between the property of Frank Norris and the pro-
perty of Willie S. Lokey; thence south, 61 degrees
and 30 minutes west, 269.0 feet to a point; thence
run south, 86 degrees and 30 minutes West, 224.15
feet to a point on the West line of Main Street
and 3.0 feet south of the north line of West College
Street; thence run north along the west line
of Main Street a distance of 58.5 feet to the
beginning point, being a point at the center
of the wall between the building now occupied by
Sumter Farm and Stock Company, Incorporated and
the building now occupied by Robert Kaplan, doing
business as Eagle's Store; thence continue north
along the west line of Main Street a distance of 26.5
feet, more or less, to the southeast corner of
the Shelby County Court House lot; thence run
west along the south line of said County Court
House lot, 93 feet to a point; thence run south,
and parallel with the west line of Main Street,
26.5 feet to a point; thence run east and along the
center of said wall between Sumter Farm and
Stock Company, Incorporated and Robert Kaplan,
doing business as Eagle's Store a distance of 93
feet to the point of beginning; being a lot front-
ing 26.5 feet, more or less, on the west side of
Main Street and running back 93 feet of uniform
width. Together with a perpetual right of way and
easement for use as a foot passage, the passage of
vehicles of all kinds and description and for all
other reasonable and usual purposes over an alley
which said alley is hereby dedicated to the public and
described as follows, to-wit: Begin at a point on the
north line of West College Street, which is the south
line of the property conveyed by Eva M. Watson and
husband to Henry Johnson by deed dated September
16, 1946, and recorded in the Probate Office of
Shelby County, Alabama, in Deed Book 125, Page
329, 93 feet west of the west line of Main Street,
and run thence in a northerly direction, parallel
with the west line of Main Street 82 feet across
said property conveyed to Henry Johnson to the
northern boundary line thereof; thence run westerly
along said northern boundary line 8 feet to a point;
thence run southerly 82 feet and parallel with the
west line of Main Street to the north line of
West College Street, and the southern margin of the
property so conveyed to Henry Johnson; thence run
easterly 8 feet to the point of beginning;
situated in Shelby County, Alabama.

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This deed is subject to that certain mortgage from Henry Johnson to Eva M. Watson, dated September 16, 1946 and recorded in Mortgage Book 196, Page 334 in the Probate Office of Shelby County, Alabama.

To have and to hold, to the said Rose Kaplan, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Rose Kaplan, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 Rose Kaplan, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 5th day of December, 1947.

Witnesses

Harry Gordon
Harry Gordon

Ila Gordon
Ila Gordon

Henry Johnson
Henry Johnson

Helen Johnson
Helen Johnson

State of Alabama |
Shelby County |

I, Charles Harrison, a Notary Public

in and for said County, in said State, hereby certify that Harry Gordon and wife, Ila Gordon 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of December, 1947.

Charles Harrison
Notary Public
State of Alabama

State of Alabama |

Shelby County |

I, Harold Harrison, Notary Public

in and for said County, in said State, hereby certify that on the 8th day of December, 1947, came before me the within named Ila Gordon known to me (or made known to me) to be the wife of the within named Harry Gordon who, being examined separate and apart from the husband touching her signature to the within warranty 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 8th day of December, 1947.

Harold Harrison
Notary Public *for State of Ala*
at large

State of Alabama |

Shelby County |

I, Harold Harrison, a Notary Public

in and for said County, in said State, hereby certify that Henry Johnson and wife, Helen Johnson 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of December, 1947.

Harold Harrison
Notary Public *for State of*
Ala at large

State of Alabama |

Shelby County |

I, Harold Harrison, a Notary Public

in and for said County, in said State, hereby certify that on the 8th day of December, 1947, came before me the within named Helen Johnson known to me (or made known to me) to be the wife of the within named Henry Johnson who, being examined separate and apart from the husband touching her signature to the within warranty 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 8th day of December, 1947.

Harold Harrison
Notary Public *for State*
of Ala at large

Filed in the office of the Probate Judge on the 11 day of May 1953 at 10 o'clock PM.
and recorded in Deed Book 160 Page 225 this 12 day of May 1953.
Deed Tax Mortgage Tax has been paid.
L.C. Walker, Judge of Probate