

3467

WARRANTY DEED

The State Of Alabama

SHELBY County

Know All Men by These Presents, That in consideration of Thirty-Five Thousand and no/100-----DOLLARS

to the undersigned grantor Belle J. Fulton

in hand paid by J. A. Hines

the receipt whereof is acknowledged I the said Belle J. Fulton, a widow,

do grant, bargain, sell and convey unto the said J. A. Hines

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

E 1/2 of SW 1/4; E 1/2 of SW 1/4 of NW 1/4; SE 1/4 of NW 1/4; All of the E 1/2 of NW 1/4 of NW 1/4 lying South of Elliottsville-Saginaw Road. Part of NE 1/4 of NW 1/4 described as follows: Beginning at the SE corner of the NE 1/4 of NW 1/4 and run West along South line 936 feet to point of beginning of tract herein described; thence run North to Saginaw & Elliottsville public road; thence Westerly direction along said road to West line of said forty; thence South to SW corner of said forty; thence East to point of beginning. All of the W 1/2 of the NE 1/4 lying South of the L & N Railroad.

All being in Section 13, Township 21, Range 3 West

There is excepted from this conveyance all public road rights of way and railroad right of way, transmission line permits to Alabama Power Co. and Southern Natural gas Company easements.

Also part of the E 1/2 of NE 1/4 described as follows: Begin at a point where the West line of said 80 acres intersects Buck Creek and extending East along Buck Creek 31 years; thence North and parallel with West line of said 80 acres, 460 yards to South RW of Railroad; thence West along said Railroad RW 31 yards to West boundary of said 80 acres; thence South along West line 460 yards more or less to point of beginning. Being situated in said Section 13, Township 21 Range 3 West; there is excepted from this strip of land transmission line permits to Alabama Power Co. and Southern Natural Gas Company easements.

To Have and to Hold, To the said J. A. Hines, his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said J. A. Hines, 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 J. A. Hines, his

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

In Witness Whereof, I have hereunto set my hand and seal, this day of May, 1953.

WITNESSES:

Belle J. Fulton (Seal.)

The State Of Alabama }
SHELBY County }

I, Handy Ellis

a Notary Public for State of Ala. at Large in and for said County, in said State, hereby certify that Belle J. Fulton, 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 20th day of May, A. D. 1953

Handy Ellis

Notary Public for State at Large

Filed in the office of the Probate Judge on the 20 day of May 1953 at 8:10 o'clock P.M. and recorded in Book 160 Page 340 this 21 day of May 1953. Deed Tax 35.00 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate

a in and for said County, subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that the grantor voluntarily