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55 Feb 1952

BOOK 162 PAGE 469

Form 43A—WARRANTY DEED

Printed and for sale by Roberts & Son, Printers,

Birmingham

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Two hundred and ²⁰/₁₀₀ DOLLARS

to the undersigned grantor Cecil Fowler and wife Ann Fowler

in hand paid by Frank Oertan and wife Serina Oertan

the receipt whereof is acknowledged, and the said Cecil Fowler and wife Ann Fowler

do grant, bargain, sell and convey unto the said Frank Oertan and wife Serina Oertan

the following described real estate, to-wit:

Beginning at the NE Corner of the S $\frac{1}{4}$ of the S $\frac{1}{4}$, Sec 10 T518 R1E - Thence W. 630 ft. to the Leeds Highway, Thence SE along said Highway 325 ft. Thence E of S 743 ft. Thence N. 325 ft. to beginning point. Being a part of the S $\frac{1}{4}$ of the S $\frac{1}{4}$, Sec. 10 T518 R1E. Containing 4 acres more or less. Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said

Frank Oertan and wife Serina Oertan

heirs and assigns, forever.

And we do, for ourselves and for our heirs, executors and administrators,

covenant with the said Frank Oertan and wife Serina Oertan

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

Frank Oertan and wife Serina Oertan

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

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this

26th day of December, 1952

WITNESSES:

Cecil Fowler (Seal)

Ann Fowler (Seal)

(Seal)

(Seal)

The State of Alabama

Shelby

COUNTY

I, Myrtle Stracener

a Notary Public in and for said County, in said State, hereby certify that Cecil Fowler

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, has executed the same voluntarily on the day the same bears date.

Given under my hand this 26th day of December, A.D. 1952

Myrtle Stracener

The State of Alabama

COUNTY

I,

a in and for said County, in said State, do hereby certify that

a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that

the grantor, voluntarily executed the same in presence and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the grantor, and of the other witness, and that such other witness subscribed same as a witness in presence.

Given under my hand this day of A.D. 19

WALKER, JUDGE OF PROBATE
has been paid in full of the within-
standing tax that

The State of Alabama

Shelby

COUNTY

I, Myrtle Stracener

a Notary Public in and for said County, in said State,

do hereby certify that on the 26th day of Dec, 1952, came before me the within named Anna Fowler known to me (or made known to me) to be the wife of the within named Cecil Fowler

who being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraint or threats on the part of the husband. Cecil Fowler

In Witness Whereof, I hereunto set my hand this 26th day of Dec, A.D. 1952

Myrtle Stracener

Filed in the office of the Probate Judge on the 5 day of Oct 19 53 at 8 o'clock P.M.
and recorded in Book 162 Page 470 this 9 day of Oct 19 53.
Deed Tax 50 Mortgage Tax has been paid. L.C. Walker, Judge of Probate