

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

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten & no/100 (\$10.00) ~~000~~ ----- DOLLARS  
and assumption by grantee herein of unpaid balance of first mortgage

to the undersigned grantor s John Lloyd Howard Jr. and Clydia Mae Howard

in hand paid by B. George

the receipt whereof is acknowledged we the said John Lloyd Howard Jr. and Clydia Mae Howard

do grant, bargain, sell and convey unto the said B. George

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

A certain lot of land situated in the East Half of the Southwest Quarter of the Southeast Quarter of Section 26, Tp 19, R1W, described as commencing at the Southeast corner of the East Half of the Southwest Quarter of the Southeast Quarter of said Section 26, and run thence North 2 deg. and 45' West a distance of 30 feet; run thence West 215 feet; continue thence West 215 feet; run thence North 2 deg. and 45' West a distance of 210 feet to the point of beginning of the lot herein described and conveyed; run thence North 2 deg. and 45' West a distance of 266 feet, more or less, to a point that is 30 feet South of the South Right of way line of the Atlantic Coast Line Railroad Company; run thence North 69 deg. and 15' East and parallel with the said Railroad right of way a distance of 225 feet; run thence South 2 deg. and 45' East, a distance of 318 feet to a point; run thence West a distance of 215 feet, more or less, to the point of beginning of the lot herein described. The mineral and mining rights are expressly reserved from the above described lands.

TO HAVE AND TO HOLD, To the said B. George, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said B. George, his

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 B. George, his

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

In Witness Whereof, we have hereunto set our hand s and seal,  
this 24<sup>th</sup> day of September 1953

WITNESSES:

*H. T. Brown*  
*H. T. Brown*

*John Lloyd Howard Jr.* (Seal.)  
*Clydia Mae Howard* (Seal.)  
\_\_\_\_\_. (Seal.)

State of Alabama

~~Shelby~~ *Jefferson* COUNTY

I, Margie Raiford

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

hereby certify that John Lloyd Howard Jr. and Clydia Mae Howard

whose name 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 24<sup>th</sup> day of September 1953

*Margie Raiford*  
Notary Public

Filed in the office of the Probate Judge on the 6 day of Oct 1953 at 8 o'clock P M  
and recorded in *Deed* Book P 162 Page 439 this 8 day of Oct 1953.  
Deed Tax 50 Mortgage Tax \_\_\_\_\_ has been paid.

L.C. Walker, Judge of Probate