

226

\$1.10 2nd copy

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

\$1000 00

One Thousand and

no 100

DOLLARS

to the undersigned grantor W. D. Osborn and wife Alene Osborn

in hand paid by H. S. Luthrie and wife

the receipt whereof is acknowledged, by the said W. D. Osborn and wife Alene Osborn

do grant, bargain, sell and convey unto the said H. S. Luthrie and wife

the following described real estate, to-wit:

That part of the S.W. 1/4 of the S.W. 1/4 Section 15 Township 19 Range 1 East
Begin at the S.E. Corner of the said S.W. 1/4 of the S.W. 1/4 Section 15 Township 19 Range 1 East
Run N. 33 30 ft. thence west 1,320 ft. to the W. line of said 40 and
parallel with S. line of said 40 thence S. 330 ft. thence East
1,320 to beginning point. Less highway right of way. Mineral and
situated in Shelby County, Alabama. Mining rights accepted.
10 acres more or less.

TO HAVE AND TO HOLD, To the said H. S. Luthrie and wife

heirs and assigns, forever.

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

covenant with the said H. S. Luthrie and wife

heirs and assigns, that we 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

H. S. Luthrie and wife

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

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

1st day of January, 1953

WITNESSES:

W. D. Osborn (Seal)

Alene Osborn (Seal)

H (Seal)

(Seal)

The State of Alabama
Shelby COUNTY

I, J. W. Moore

a Justice of Peace in and for said County, in said State,
hereby certify that W. D. Osborn and Alene Osborn
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, has
executed the same voluntarily on the day the same bears date.

Given under my hand this 1 day of January, A. D. 19 53

J. W. Moore
Justice of Peace

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 _____ and in the presence of the other subscribing
witness, on the day the same bears date; that _____ stated the same in the presence of the grantor _____, and
of the other witness, and that such other witness subscribed _____ name as a witness in _____ presence.

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

The State of Alabama
Shelby COUNTY

I, J. W. Moore

a Justice of Peace in and for said County, in said State,
do hereby certify that on the 1 day of January, 19 53, came before me the
within named Alene Osborn known to me (or made known to me) to be the wife of
the within named W. D. Osborn

who being examined separate and apart from the husband, touching her signature to the within con-
veyance, 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.

In Witness Whereof, I hereunto set my hand this 1 day of January, A. D. 19 53

J. W. Moore
Justice of Peace

Filed in the office of the Probate Judge on the 10 day of Oct 19 53 at 8 o'clock P M.
and recorded in Deed Book 162 Page 499 this 15 day of Oct 19 53.
Deed Tax 1.00 Mortgage Tax - has been paid.

L. C. Walker, Judge of Probate