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11.55 Fed. Stamp

BOOK 162 PAGE 522

WARRANTY DEED

The State Of Alabama

SHELBY County

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

to the undersigned grantor A.G. Smith and wife Eunice V. Smith in hand paid by Charles E. Baxley

the receipt whereof is acknowledged we the said A.G. Smith and wife Eunice V. Smith

do grant, bargain, sell and convey unto the said Charles E. Baxley

the following described real estate situated in Shelby County, Ala., to-wit: All of Block 62 except Lots 13 and 14 and all of Lots 15 to 22 inclusive of Block 63 according to Dunstan's Map of Calera, which said property is more accurately described as follows: Commencing at the Northwest corner of Section 21, Township 22 South, Range 2 West; run thence South 2° 30' East 52 feet; turn thence an angle of 90° to the left and run along 7th Avenue 2524 feet; turn thence an angle of 90° to the left and run 46.8 feet to the Southeast corner of Block 62 according to Dunstan's Map of Calera, Alabama, which point is the intersection of the North boundary of 7th Avenue and the West boundary of 13th Street, which is the point of beginning of the property herein conveyed; run thence in a westerly direction along the North boundary of 7th Avenue 190 feet; turn thence an angle of 90° to the right and run 100 feet; turn thence an angle of 90° to the left and run 210 feet, more or less to the East boundary of 14th Street; turn thence an angle of 90° to the right and run 250 feet to the South boundary of 6th Avenue; turn thence an angle of 90° to the right and run along the South boundary of said 6th Avenue 670 feet to the Northeast corner of Lot 15 of Block 63 according to Dunstan's Map of Calera; turn thence an angle of 90° to the right and run 200 feet; turn thence an angle of 90° to the right and run 270 feet to the West boundary of 13th Street; turn thence an angle of 90° to the left and run 150 feet to point of beginning, being situated in the Southeast Quarter of Southwest Quarter of Section 16, Township 22 South, Range 2 West.

This deed is made subject to any and all easements for streets, alleys, etc.

This deed is also given subject to the life estate of Mrs. Nannie Busse to Lot 1 of Block 62 of Dunstan's Survey.

To Have and to Hold, To the said Charles E. Baxley, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Charles E. Baxley, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Charles E. Baxley, his

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

In Witness Whereof, we have hereunto set our hand S. and seal S., this 13th day of October, 19 53.

WITNESSES:

A. G. Smith (Seal.)
Eunice V. Smith (Seal.)
 _____ (Seal.)
 _____ (Seal.)

The State Of Alabama

SHELBY

County

I, S. A. Lokey,

a notary public for State of Alabama at Large, in and for said County, in said State, hereby certify that A. G. Smith and wife Eunice V. Smith 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 13th day of October, A. D. 19 53

S. A. Lokey
 Notary Public

Filed in the office of the Probate Judge on the 13 day of Oct 19 53 at 8 o'clock P. M.
 and recorded in Deed Book 162 Page 523 this 15 day of Oct 19 53
 Deed Tax 0.20 Mortgage Tax _____ has been paid.
 L. C. Walker, Judge of Probate

a _____ in and for said County, in said State, hereby certify that _____ subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that _____