

253 6.55 Ded. Stamp

BOOK 162 PAGE 540

WARRANTY DEED—Form 43-A (Rev. Aug., 1945)

ROBERTS & SON, BIRMINGHAM

The State of Alabama)
Shelby COUNTY)

Know All Men by These Presents, That in consideration of

One Hundred and Seventy five, \$175.00 DOLLARS

to the undersigned grantor Raymond Northcutt and wife Betty Northcutt

in hand paid by Rufus Herron

the receipt whereof is acknowledged and the said Raymond Northcutt and wife Betty Northcutt

do grant, bargain, sell and convey unto the said Rufus Herron

the following described real estate, to-wit: ~~The Southwest Quarter of the Southwest Quarter of the Northwest Quarter (Se 1/4 of SW 1/4 of NW 1/4 Section 12, township 22, south range four west, containing approximately ten (10) acres, said Plot being designated as plot # 4 upon a map prepared by I.S. Gillespie, Engineer April 26th, 1946, and so identified and on file in the office of the Boothton Coal Mining Co, Boothton Ala. Mineral and Mining rights excepted: and the rights to haul through worked out openings any coal mined from other Lands is reserved to the grantor, its successors and assigns.~~

~~There is hereby reserved a right of way nine (9) feet in width along the West Side and South Side of said plot, as a means of ingress and egress to and from said property and the other property on said map/~~

situated in Shelby County, Alabama.

To Have and to Hold, To the said Rufus Herron, and his

heirs and assigns forever.

And we do, for Our selves and for Our heirs, executors and administrators, covenant with the said Rufus Herron

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we do 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 Rufus Herron

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 4th

day of May, 1949.

WITNESSES:

Raymond Northcutt (Seal.)
Betty Northcutt (Seal.)
(Seal.)
(Seal.)

The State of Alabama, }
 Shelby County } I, John L. Dawiston
 a Justice of the Peace
 certify that Raymond Northcutt + wife Betty Northcutt
 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 vol-
 untarily on the day the same bears date.
 Given under my hand and seal, this 4th day of May A. D. 1949

John L. Dawiston
 Justice of Peace

The State of Alabama, }
 County } I,
 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 duly 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 _____ name as a witness in _____ presence.
 Given under my hand and seal, this _____ day of _____ A. D. 19 _____

The State of Alabama, }
 Shelby County } I, John L. Dawiston
 a Justice of the Peace
 certify that on the 4th day of May 1949, came before me the
 within named Betty Northcutt known to me (or made known to me),
 to be the wife of the within named Raymond Northcutt
 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, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this 4th day of May A. D. 1949
 John L. Dawiston
 Justice of Peace

Filed in the office of the Probate Judge on the 14 day of Oct 19 53 at 8 o'clock M.
 and recorded in Book 162 Page 540 this 15 day of Oct 1953.
 Deed Tax - 50 Mortgage Tax _____ has been paid.
 L.C. Walker, Judge of Probate