

487

\$1.10 Federal Stamp

800.

BOOK 163 PAGE 190

WARRANTY DEED.

(Box 586-1.)

43258 MARSHALL & BRUCE CO. NASHVILLE

State of Alabama, SHELBY County

Know All Men By These Presents, That We, the undersigned, Charles Henry Mahaffey, Jr., and Leslie Mahaffey, his wife,

for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations #####, to us paid in hand by Edward G. Mahaffey and Mary Lee Mahaffey, his wife,

the receipt whereof is hereby acknowledged, do grant, bargain, sell, and convey unto the said Edward G. Mahaffey and Mary Lee Mahaffey

the following described property, to wit:

Commence at a point on the north boundary of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 19, Township 22 South, Range 3 West, which point is 391.68 east of the NW corner of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence run east from said point (which is the NW corner of the lot or parcel hereby conveyed) along the east-west line through the center of said Section 19 for a distance of 591.67 feet to a point on an old hedge row or fence row; thence turn an angle of 88° 16' right and run down the said old fence row or hedge row a distance of 443.08 feet to a point; thence turn 00° 32' left and run a distance of 522.00 feet; thence turn 00° 32' right and run a distance of 346.74 feet; thence turn 09° 43' right and run down a wire fence for a distance of 1010.40 feet; thence turn 03° 28' left and run 107.15 feet to the southern tip of the real property hereby conveyed, said point being marked "Station X" on the map of the same; thence turn 149° 47' right and run up a wire fence for a distance of 178.76 feet; thence turn 02° 33' left and run 134.69 feet; thence turn 03° 48' left and run 96.66 feet; thence turn 00° 50' left and run 166.65 feet; thence turn 09° 58' right and run 164.74 feet along a wire fence; thence turn 08° 39' right and run 148.38 feet; thence turn 41° 21' right and go 91 feet; thence turn 115° 45' left and run a distance of 100 feet to a point; thence turn 87° 21' right, more or less, and run a distance of 1532 feet, more or less to the point of beginning; all of the above described land situate, lying and being in the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 19, Township 22 South, Range 3 West, containing 26.84 acres, more or less, and being a portion of the land conveyed to the undersigned July 8, 1952, by William Dotson and Catherine Dotson, his wife, less and except, however, the portion conveyed to Shelby County, Alabama, by W. Dotson & Wife for a right of way for a public road, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 135, page 195; subject, however, to any existing easements for public utilities;

.....situated,
lying, and being in the County of Shelby and State of Alabama.

To HAVE AND TO HOLD the same unto the said Edward G. Mahaffey and Mary Lee Mahaffey, and unto their heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators, covenant with the said Edward G. Mahaffey and Mary Lee Mahaffey, and their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrance; that we have a good right to sell and convey the said property; that we will, and our heirs, executors, and administrators shall, warrant and defend the same to said Edward G. Mahaffey and Mary Lee Mahaffey, and their heirs, executors, and assigns, forever, against the lawful claims of all persons whatsoever.

Given under our hands and seals, this 23 day of October, A. D. 1953.

Attest:

Charles Henry Mahaffey Jr (L. S.)
Leslie Mahaffey (L. S.)
..... (L. S.)

State of Alabama, Shelby County

I, L. E. Shaw Justice of the Peace
A Notary Public

in and for said County, do hereby certify that Charles Henry Mahaffey, Jr., and Leslie Mahaffey, his wife,

whose names 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, this 23 day of October, A.D. 1953.

L. E. Shaw
Justice of the Peace
A Notary Public

State of Alabama, Shelby County

I, L. E. Shaw Justice of the Peace
A Notary Public

in and for the County and State aforesaid, do hereby certify that on the day of October, 1953, came before me the within named Leslie Mahaffey, known or made known to me to be the wife of the within named Charles Henry Mahaffey, Jr., who being examined separate and apart from the husband touching her signature to the within Deed, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

IN WITNESS WHEREOF, I hereunto set my hand, this 23 day of October, 1953.

L. E. Shaw
Justice of the Peace

Filed in the office of the Probate Judge on the 31 day of Oct, 1953 at 8 o'clock
M. and recorded in Deed Book 163 Page 140 this 4 day of Nov, 1953.
Deed Tax 1.00 Mortgage Tax — has been paid.

L.C. Walker, Judge of Probate