

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

State of Alabama

SHELBY County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred (\$400.00) and 00/100 - - - - - DOLLARS

to the undersigned grantors Sidney Smith and Mrs. Leola Smith

in hand paid by W. D. Osborn

the receipt whereof is acknowledged we the said Sidney Smith and Mrs. Leola Smith, do grant, bargain, sell and convey unto the said W. D. Osborn

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

East Half of Northeast Quarter of Southeast Quarter of Section 26, Township 19 Range 1 West in Shelby County, Alabama. (Minerals and mining rights excepted)  
The warranties of this deed do not cover the railroad and county road rights of way.

Subject to the lien of that certain mortgage to N. M. Yeilding, which the Grantee herein assumes and the balance of which said Grantee hereby agrees to pay, and to the lien of taxes for the current year.

TO HAVE AND TO HOLD, To the said W. D. Osborn, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said W. D. Osborn, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as aforesaid;

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

W. D. Osborn, his

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

In Witness Whereof, we have hereunto set our hands and seals, this 24<sup>th</sup> day of September, 1953.

WITNESSES:

Sidney Smith (Seal.)  
Leola Smith (Seal.)

State of ALABAMA

JEFFERSON COUNTY

I, Edward W. Donald, a Notary Public in and for said County, in said State, hereby certify that Sidney Smith and Mrs. Leola Smith

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 and official seal this 24<sup>th</sup> day of September, 1953.

Edward W. Donald  
Notary Public

Filed in the office of the Probate Judge on the 18 day of Dec 1953 at 8 o'clock M  
and recorded in Book 164 Page 12 this 22 day of Dec 1953  
Deed Tax 50 Mortgage Tax has been paid.  
L.C. Walker, Judge of Probate