

1331

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

State of Alabama

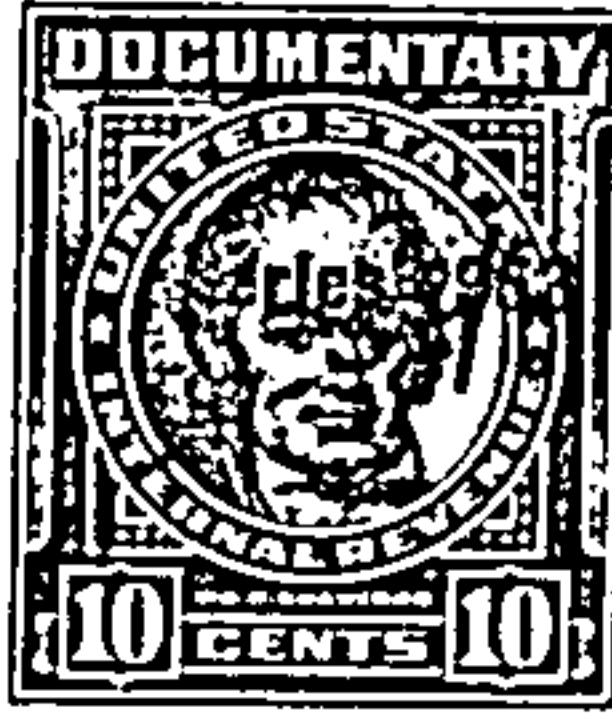
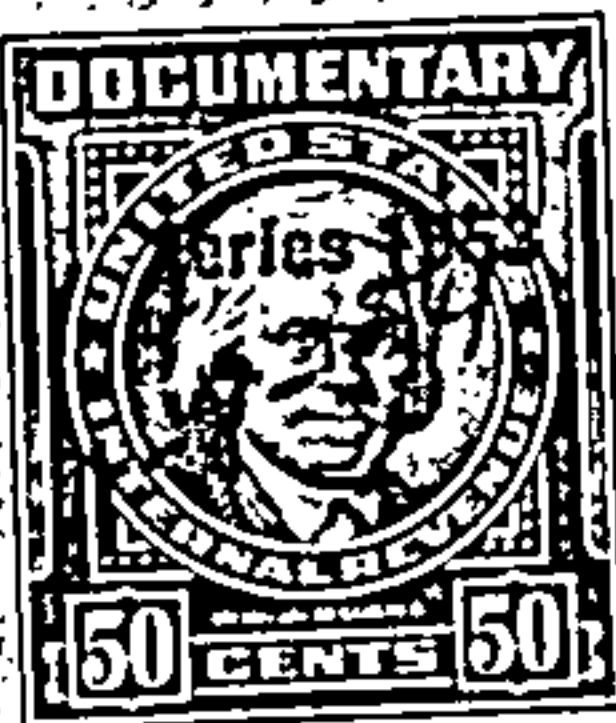
Shelby County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five-Hundred and no/100----- DOLLARS and other good and valuable considerations.

to the undersigned grantor Charles W. Sanders

in hand paid by Robert Clarke Redus



the receipt whereof is acknowledged we the said Charles W. Sanders and wife, Hollis Sanders

do grant, bargain, sell and convey unto the said Robert Clarke Redus

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



Commencing at the intersection of Southeast boundary of Main or Broad Street with the Northeast boundary of Middle Street in the Town of Montevallo, Alabama, thence in a Southeasterly direction along the Northeast side of Middle Street 148 feet to the point of beginning of property herein described; thence continue in a Southeasterly direction along the Northeast side of Middle Street 50 feet; thence turn an angle of 90 degrees to the left and run parallel with Main Street 150 feet to the Northeast side of Lot 36, thence turn an angle of 90 degrees to the left and run Northwest and parallel with Middle Street and along the boundary line between Lots 35 and 36 for 50 feet; thence turn an angle of 90 degrees to the left and run Southwest and parallel with Main Street 150 feet to the point of beginning, being part of Lots 36 and 37 according to the original plan of the Town of Montevallo, Alabama. This property is known as the Derby Hotel property.

This conveyance is made subject to the Right of redemption vested in parties having an interest in the property on 16th November, 1950, to redeem from foreclosure of a prior lien mortgage in a proceeding in Equity in the Circuit Court of Shelby County, Alabama, wherein E. L. Russell was Complainant and Theodosia McLeod Coker was Respondent, which right of redemption expires on 16th November, 1955, the amount bid at the foreclosure sale was \$13,250.00, to which amount is added Statutory interest and taxes paid and repairs made since November 16th, 1950.

TO HAVE AND TO HOLD, To the said Robert Clarke Redus, his heirs and assigns forever.



And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Robert Clarke Redus, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except taxes for the current year, payment of which are assumed by the Grantee

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 Robert Clarke Redus,

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

In Witness Whereof, we have hereunto set our hand s and seal, this 9th day of January, 1954.

WITNESSES:

[Signature]

Charles W. Sanders (Seal.)

Hollis Sanders (Seal.)

(Seal.)

(Seal.)



State of Alabama

BOOK 164 PAGE 225

Jefferson COUNTY

I, R. M. Seagin, a Notary Public in and for said County, in said State, hereby certify that Charles W. Sanders and wife, Hollis Sanders 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 9th day of January, 1954.

[Signature]  
Notary Public

State of

COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, came before me the within named \_\_\_\_\_ known to me (or made known to me), to be the wife of the within named \_\_\_\_\_

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, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$7.00 has been paid on the within-  
Privilege Tax  
in instrument as required  
by law.  
L. C. WALKER,  
JUDGE OF PROBATE

Filed in the office of the Probate Judge on the 15 day of Jan 1954 at 10 o'clock 19 M.  
and recorded in Deed Book 164 Page 324 this 20 day of Jan 1954  
Deed Tax 7.00 Mortgage Tax \_\_\_\_\_ has been paid.

L.C. Walker, Judge of Probate