

1341

WARRANTY DEED

The State Of Alabama

SHELBY

County

BOOK 164 PAGE 243

Know All Men by These Presents, That in consideration of Love and affection and other good and valuable considerations,

to the undersigned grantor L. D. Hand

in hand paid by H. Estelle Hand

the receipt whereof is acknowledged I the said

L. D. Hand

do grant, bargain, sell and convey unto the said H. Estelle Hand

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

A certain parcel or tract of land more particularly described as follows: Commencing at the southeast corner of the northeast quarter of the northeast quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of section 34, township 21, range 1 west, and run north, along the eastern boundary of said section, to its intersection with the southern boundary of the right-of-way of State Highway Number 25, known as the Columbiana-Calera Highway; run, thence in a westerly direction, along said highway, 1000 feet, for the point of beginning of the lot herein conveyed; turn thence an angle of 90 degrees to the left, and run 210 feet; run thence in a westerly direction, and parallel with said highway, 210 feet; run, thence in a northerly direction, and parallel with the east side of said lot, 210 feet, more or less, to the southern boundary of said highway; run, thence, in an easterly direction, along the southern boundary of said highway, 210 feet, to the point of beginning containing one acre, more or less, and situated in the northeast quarter of the northeast quarter of section 34, township 21, range 1 west, in Shelby County, Alabama.

It is understood and agreed, however, that the grantor herein shall remain in control of said lands as long as he is able to supervise and control the same.

To Have and to Hold, To the said H. Estelle Hand, her

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said H. Estelle Hand, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all incumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said H. Estelle Hand, her

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

In Witness Whereof, I have hereunto set my hand and seal, this 16th day of January, 1954.

WITNESSES:

L. D. Hand (Seal.)

_____ (Seal.)

The State Of Alabama
County

I, Cecil Duke

a Justice of the Peace in and for said County, in said State, hereby certify that L. D. Hand whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 16th day of January, A. D. 1954.

Cecil Duke
Justice of the Peace.

Filed in the office of the Probate Judge on the 16 day of Jan 1954 at 8 o'clock A. M.
and recorded in Deed Book 164 Page 244 this 20 day of Jan 1954.
Deed Tax 50 Mortgage Tax _____ has been paid.

L.C. Walker, Judge of Probate

County

a _____ in and for said County, in said State, hereby certify that _____ subscribing witness to the foregoing conveyance, known