

2266

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

(J)
State of Alabama }
SHELBY }
~~JEFFERSON~~ }
County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty and No/000 ----- DOLLARS

to the undersigned grantor Eli Cooper

in hand paid by Mamie Broyles

the receipt whereof is acknowledged we the said Eli Cooper and wife Augusta Cooper

do grant, bargain, sell and convey unto the said Mamie Broyles

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

The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Fractional Section 6, Township 20, Range 3 East, containing 80 acres, more or less, and being a part of the lands heretofore known as the E. J. Chancellor Lands, and which was purchased by Mamie Broyles under a decree of the Probate Court of Shelby County, Alabama, ordering a sale of said lands for division among joint owners and which said sale was confirmed by a decree of the Court dated December 1, 1925.

Also that certain parcel of land described as follows: Beginning at the Southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19, Range 3 East, and run thence North along the West boundary line of said forty acres a distance of 18 chains, or 1188 feet; run thence East and parallel with the South line of said Section a distance of 33-1/2 chains, more or less, to the Coosa River; run thence in a Southerly direction along the meanderings of the Western Bank of said Coosa River to the point of intersection with the South line of said Section 31; run thence West along the South boundary of said Section 31, a distance of 42 $\frac{1}{2}$ chains, more or less, to the point of beginning, and containing 85 acres, more or less.

This deed is given in lieu of foreclosure of the mortgages of Eli Cooper and Augusta Cooper to Mamie Broyles, dated October 9, 1953 and recorded in Vol. 230, page 499, and dated December 24, 1945 and recorded in Vol. 195, pages 315 and 316 in the Probate Office of Shelby County, Alabama, and to save the expense of foreclosure of said mortgages, and the grantors expressly warrant and certify that the value of the property conveyed herein is not greater than the balance due on said mortgages, plus the consideration they have received, and do expressly release and convey to the grantee any and all rights of redemption under said mortgages.



TO HAVE AND TO HOLD, To the said Mamie Broyles, her
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Mamie Broyles, her

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except current state, county and city taxes which grantee assumes; and except as mentioned above;

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

Mamie Broyles, her

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 30th day of March, 1954

WITNESSES:

Eli Cooper (Seal.)
Eli Cooper

Augusta Cooper (Seal.)
Augusta Cooper

(Seal.)

(Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, Frank Dominich

, a Notary Public in and for said County, in said State,

hereby certify that Eli Cooper

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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of

March, 1954

Frank Dominich

Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, N.H. Brown, a Notary Public in and for said County, in said State, hereby certify that Augusta Cooper, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31 day of March, 1954.

N.H. Brown

Notary Public

NOT COMMISSIONER EXPIRES
APR 12, 1954

STATE OF ALABAMA
SHELBY COUNTY
has been paid on this day
in instrument of record with
by law.
L.C. WALKER
Judge of Probate

Filed in the office of the Probate Judge on the 1 day of April 1954 at 8 o'clock A. M.
and recorded in Deed Book 165 Page 432 this 1 day of April 1954.
Deed Tax 50 Mortgage Tax 1 has been paid.
L.C. Walker, Judge of Probate