

4058

BOOK 167 PAGE 539. 9500.00

WARRANTY DEED FORM 107

Printed and For Sale by Zac Smith co., Birmingham, Ala.

THE STATE OF ALABAMA,

Know All Men by These Presents,

SHELBY County

That for and in consideration of Twenty-five Hundred Dollars and other good and valauble
consideration

to the undersigned grantor Louis H. Driver and wife, Lola Mae Driver

in hand paid by Lewis Baer

the receipt whereof is acknowledged we the said

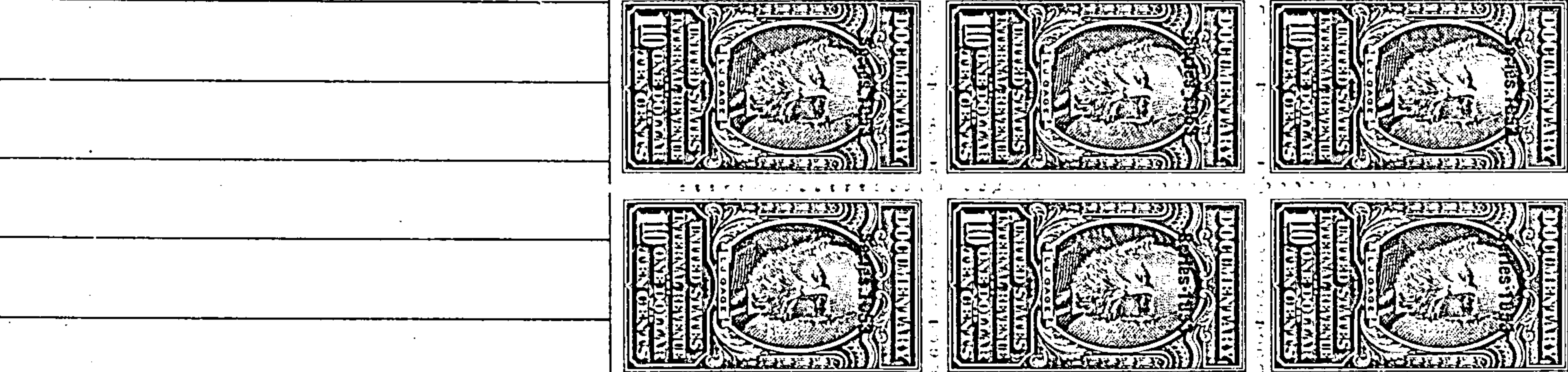
Louis H. Driver and wife, Lola Mae Driver

do grant, bargain, sell and convey unto the said Lewis Baer

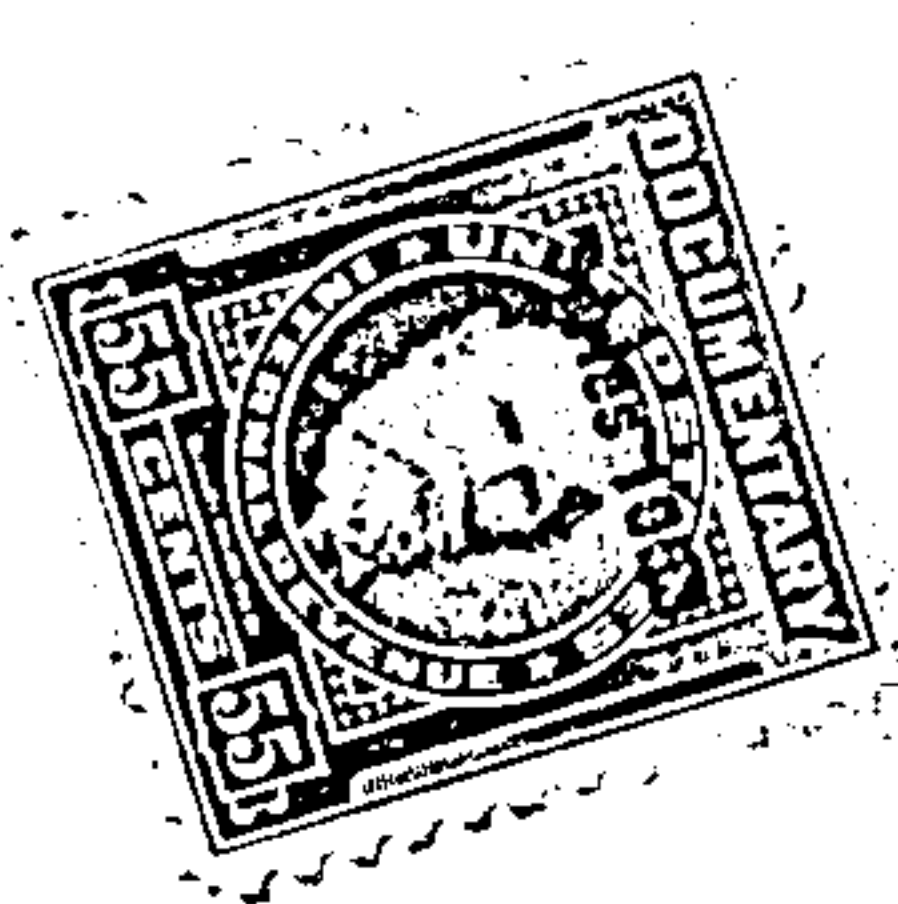
the following described real estate, to-wit:

Commencing at the northwest corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 24, Range 13 East and run thence south, 6 degrees east, 540 feet to the point of beginning of lot herein conveyed; thence run south, 6 degrees 28 minutes east, 105 feet; thence run north, 88 degrees 45 minutes east 408 feet, more or less, to west margin of right of way of Birmingham-Montgomery Highway; thence run northwesterly along the west margin of right of way of said highway 105 feet; thence run west to point of beginning and being a part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 24, Range 13 East.

Also commencing at the northwest corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 24, Range 13 East and run south, 6 degrees 28 minutes east, 645 feet to the point of beginning of the lot herein conveyed; thence run south, 6 degrees 28 minutes east, 105 feet; thence north, 88 degrees 45 minutes east along north side of lot sold to Samons, a distance of 437 feet, more or less, to west right of way line of Birmingham-Montgomery Highway; thence run in a northwesterly direction along the west margin of said highway right of way a distance of 105 feet; thence run west 408 feet, more or less, to point of beginning and being a part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 24, Range 13 East.



Situated in Shelby County, Alabama.



TO HAVE AND TO HOLD, TO THE SAID Lewis Baer, his

Heirs and Assigns forever.

And we do, for our heirs, executors and administrators,
covenant with the said Lewis Baer, his

Heirs and Assigns; that we are lawfully seized in fee simple of said
premises; that they are free from all encumbrances, and 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

Lewis Baer, 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

20 day of August, 1954.

WITNESSES:

Louis H. Driver (SEAL)
Lola Mae Driver (SEAL)

THE STATE OF ALABAMA,

Shelby County

I, Karl C. Harrison

a Notary Public in and for said County, in said State, hereby
certify that Louis H. Driver and wife, Lola Mae Driver
whose names are signed to the foregoing conveyance, and who are known to me,
acknowledge before me on this day, that, being informed of the contents of this conveyance, they
executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 20 day of August

Notary Public

THE STATE OF ALABAMA,

County

I, a subscribing witness

in and for said County, in said State, hereby

certify that

Filed in the office of the Probate Judge on the 26 day of Aug 1954 at 8 o'clock
M. and recorded in Book 167 Page 531 this 1 day of Sept 1954.
Deed Tax 250 Mortgage Tax has been paid. L.C. Walker, Judge of Probate

voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the
day the same bears date; that attested the same in the presence of the Grantor, and of the
other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand, this day of A. D. 19

THE STATE OF ALABAMA,

County

I,