

4065

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BOOK 168 PAGE 2

WARRANTY DEED

1834.00

The State Of Alabama }
SHELBY County }



Know all men by these presents, That in consideration of TWO HUNDRED and NO/100,
and other valuable considerations, DOLLARS
to the undersigned grantor s James E. Carden and wife, Ethel Carden,
in hand paid by D.H. Garrett

the receipt whereof is acknowledged we the said James E. Carden and wife,
Ethel Carden,
D.H. Garrett,

the following described real estate situated in Shelby County, Ala., to-wit: A part of the
Northwest Quarter of the Southwest Quarter of Section 8, Township 21,
Range 2 West, described as follows: Beginning at the Southwest corner
of said last named forty acres and run thence East 435 feet; run thence
North and parallel with the West line of said forty acres a distance
of 766 feet to the point of beginning of the tract of land herein de-
scribed and conveyed: Thence continuing North for a distance of 250 feet;
run thence West 150 feet; run thence South 300 feet to a ditch; run thence
Northeast along said ditch a distance of 158 feet to the point of begin-
ning, and containing 1 acre, more or less, and being the same land
as described in Deed Book 132, on page 130, in the office of Judge of
Probate of Shelby County, Alabama,

As a part of the consideration expressed herein, the grantee
assumes and agrees to pay the balance due under that certain mortgage
given by James E. Carden to The First Bank of Alabaster, Alabaster, Alabama,
in the amount approximately of \$834.00.

As further consideration the grantee herein has this day
executed to the grantors a second mortgage on the above described property
securing \$500.00.

In Have and to Hold, To the said D.H.Garrett, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said D.H.Garrett, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 D.H.Garrett, his

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 2nd., day of June, 19 54

WITNESSES: Paul O. Luck James E. Carden (Seal) Ethel Carden (Seal)

The State Of Alabama } I, Paul O. Luck, } a Notary Public, in and for said County, in said State, hereby certify that James E. Carden and wife, Ethel Carden, whose name S 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd., day of June, A.D., 19 54 Paul O. Luck Notary Public, Shelby County, Alabama.

The State Of Alabama led in the office of the Probate Judge on the 27 day of Aug 1954 at 9 o'clock A.M. and recorded in Book 148 Page 2 this 1st day of Sep 1954. ed Tax 1.50 Mortgage Tax has been paid. L.C. Walker. Judge of Probate

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