

BOOK 170 PAGE 178

WARRANTY DEED

STATE OF ALABAMA, SHELBY COUNTY.

THIS INDENTURE, made and entered into on this the 18 day of October, 1954, by and between Cleveland Bailey and and his wife Bonnie Bailey, parties of the first part, and H. W. Edwards and his wife Martha Ann Edwards, parties of the second part.

WITNESSETH: That for and in consideration of the sum of Fifty Dollars and the assumption of that one certain mortgage from Cleveland Bailey and his wife, Bonnie Bailey to Mamie Broyles and her husband, W. O. Broyles as recorded in Mortgage Record Book 229 (\$50.00) Dollars cash in hand paid by said parties of the second part unto said parties of the first part, the receipt of which sum of money is hereby acknowledged, the said parties of the first part have bargained and sold, and by these presents do grant, bargain, sell, and convey unto the said

H. W. Edwards and his wife Martha Ann Edwards

for and during their joint lives and upon the death of either of them to the survivor of them, in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

NW of NE
The Northeast quarter of the Southeast quarter, Section 1, Township 20, Range 2 East, except one acre tract conveyed to Walter Foster, H. L. Brown and O. S. Thomas as Trustees of the Congregational Holiness Church of Creswell, Alabama, deed dated January 28, 1943 and recorded in Volume 115, Page 542, in the Probate Office, Shelby County, Alabama.

It is understood that the purpose of this conveyance is to convey said real estate to the said

H. W. Edwards and his wife Martha Ann Edwards for their joint lives, and that upon the death of either of them the survivor of them shall own the en-

tire fee simple title to said real estate, and that said real estate shall during the time while both the said H. W. Edwards and

Martha Ann Edwards

living, be subject to conveyance by deed or mortgage executed by both H. W. Edwards
wife Martha Ann Edwards

TO HAVE AND TO HOLD said real estate, together with the tenements and appurtenances there-
unto belonging or otherwise appertaining, unto the said H. W. Edwards
and Martha Ann Edwards

for and during their joint lives and upon the death of either of them to the survivor and the heirs and
assigns of such survivor, in fee simple forever.

And for the consideration aforesaid, said parties of the first part hereby covenant with said parties
of the second part that they are seized of a good and indefeasible estate in fee simple in and to said real
estate; that they have a good and lawful right to sell and convey the same; that the same is free from
any liens or encumbrances, ^{except mortgage as recited in the consideration herein} and that they will, and their heirs, executors, and administrators shall for-
ever warrant and defend the title to said real estate unto said parties of the second part, their heirs and
assigns, from and against the lawful title, claims, and demands of any and all persons whomsoever.

IN WITNESS WHEREOF said parties of the first part have hereunto set their hands and affixed
their seals on this the day and year first hereinabove written.

Witness:

James H. Sharbutt x Cleveland Bailey (L. S.)
Bonnie Bailey (L. S.)

STATE OF ALABAMA, Shelby COUNTY.

I, James H. Sharbutt, a Notary Public in and

for said County, in said State, hereby certify that Cleveland Bailey and wife, Bonnie Bailey
whose name s Are signed to the foregoing conveyance, and who Are known to me, acknowl-
edged 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 18 day of October, A. D., 1954.

James H. Sharbutt, Notary Public
STATE OF ALABAMA, Shelby COUNTY.

I, James H. Sharbutt, a Notary Public, in

and for said County, in said State, hereby certify that on the day of October, 19 54,
came before me the within named Bonnie Bailey

known to me (or made known to me) to be the wife of the within named Cleveland Bailey

who, being examined separate and apart from the
husband touching her signature to the within Deed acknowledged that she signed the same
of her own free will and accord, without fear, constraint or threats on the part of the husband.

IN WITNESS WHEREOF, I hereunto set my hand this 18th day of
October, A. D., 19 54.

James H. Sharbutt, Notary Public

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within Deed
was filed for record the 4 day of Dec 19 54, at 8 o'clock P. M.
and recorded in Deed Record 170 Page 172, and the Mortgage Tax of
Deed Tax of .50 has been paid.
L.C. Walker Judge of Probate