

1242

WARRANTY DEED

The State Of Alabama

SHELBY County

BOOK 170 PAGE 42

Know All Men by These Presents, That in consideration of Seventy-five and no/100 DOLLARS

to the undersigned grantor Bell Christian, a widow and Austin Wallace, a widower in hand paid by Bervell Maddox, Sr.

the receipt whereof is acknowledged we the said Bell Christian, a widow and Austin Wallace, a widower, being the sole heirs at law of Major Wallace, deceased.

do grant, bargain, sell and convey unto the said Bervell Maddox, Sr.

the following described real estate situated in Shelby County, Ala, to-wit: Commencing at a point 70 yards West of the Northeast corner of Fractional C or the Northeast Quarter of Northwest Quarter of Section 24, Township 22, Range 1 West, run thence West 70 yards; thence South 45 yards; thence East 70 yards; thence North 45 yards to point of beginning.

It being the intention of the parties hereto to convey any real estate owned by Major Wallace at the time of his death situated in Shelby, Shelby County, Alabama, whether correctly described herein or not.

To Have and to Hold, To the said Bervell Maddox, Sr., his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Bervell Maddox, Sr., 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 Bervell Maddox, Sr., 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 day of May, 1953.

WITNESSES:

Harriet B. Coleman
John N.T. Walker, Jr.

Belle Christian (Seal.)
Austin Wallace (Seal.)
(Seal.)
(Seal.)

PENNSYLVANIA
The State Of Alabama
WASHINGTON County

I, John N.T. Walker, Jr.

a Notary Public in and for said County, in said State, hereby certify that Bell Christian, a widow and Austin Wallace, a widower whose names 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 4th day of May

JOHN N. T. WALKER, JR.
NOTARY PUBLIC
MY COMMISSION EXPIRES FEBRUARY 2, 1957

John N.T. Walker, Jr.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within was filed for record the 31 day of Dec 1956, at 8 o'clock and recorded in Book 170 Page 428, and the Mortgage Tax of Deed Tax of 50 has been paid.

L.C. Walker Judge of Probate

subscribing witness to the foregoing conveyance, known

to me, appeared before me this day, and being sworn, stated that

the grantor voluntarily

executed the same in presence and in the presence of the other subscribing witness, on the day the