

WARRANTY DEED

The State Of Alabama

SHELBY

County

Know All Men by These Presents, That in consideration of

TWO THOUSAND (\$2000.00)

DOLLARS

to the undersigned grantor s, JAMES WAYMAN BOWDEN AND WIFE, ELIZABETH HAYES BOWDEN,

in hand paid by DANIEL J. REEDER

the receipt whereof is acknowledged WE the said

James Wayman Bowden and wife, Elizabeth Hayes Bowden,

do grant, bargain, sell and convey unto the said

Daniel J. Reeder

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

Lots 7, 8, 9, 10, and 11, in Block 1 of G. A. Nabors Map, as shown at page

33, in the office of the Probate Judge of Shelby County, Alabama;

Also, a prt of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of section 8, township 24, range 12 East, lying

between the above lots and the Southern Railroad, the same being more particularly

described as follows: "Beginning at the southeast corner of said lot number

7, and run south, 35 degrees and 30 minutes west, along the southeasterly corner

line of said lots 7, 8, 9, 10, and 11, 375 feet, to the southern most of lot

11; thence, run north 57 degrees and 45 minutes west, along the western

boundary of lot 11, 50 feet; thence, south, 35 degrees and 30 minutes west,

144 feet; thence, south 61 degrees and 30 minutes east, 174 feet, to the right-

of-way of the Southern Railroad; thence, north 34 degrees and 30 minutes east,

along said right-of-way, 512 feet; thence, north 57 degrees and 45 minutes west,

109 feet, to point of beginning",

To Have and to Hold, To the said Daniel J. Reeder, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Daniel J. Reeder, 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 Daniel J. Reeder, his

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal, this day of , 19.

WITNESSES:

James Wayman Bowden (Seal.)
Elizabeth Hayes Bowden (Seal.)

The State Of Alabama

SHELBY County

I, O. J. Gray

a Mary Kuhlert in and for said County, in said State, hereby certify that JAMES WAYMAN BOWDEN AND WIFE, ELIZABETH HAYES BOWDEN, 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 27 day of December, A. D. 1954

The State Of Alabama

SHELBY County

I, O. J. Gray

a Mary Kuhlert in and for said County, in said State, hereby certify that on the 27 day of December, 1954, came before me the within named Elizabeth Hayes Bowden known to me (or made known to me) to be the wife of the within named James Wayman Bowden who, being examined separate and apart from the husband touching her signature to the within Conveyance, 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 27 day of

December, A. D. 1954

O. J. Gray

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 Jan, 1955, at 2 o'clock P. M. and recorded in Book 469 and the mortgage tax of 20¢ has been paid.

L. C. Walker Judge of Probate