

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS, ^{BOOK 172 PAGE 361}That in consideration of One Hundred - - - - - DOLLARS
And other valuable considerations

to the undersigned grantors, Frank E. Nelson and Vaneta J. Nelson

in hand paid by Mary Lee Bronaugh

the receipt whereof is acknowledged we the said

Frank E. Nelson and Vaneta J. Nelson

do grant, bargain, sell and convey unto the said

Mary Lee Bronaugh

the following described real estate, situated in Shelby

County, Alabama, to-wit:

The Southeast Quarter (SE $\frac{1}{4}$), Section 36, Township Eighteen (18) South, Range One (1) East, containing one hundred and sixty acres (160) more or less; Also the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$), of Section 36, Township 18 South, Range One (1) East, except four (4) acres more or less, conveyed by P.C. Falkner and wife, Mable to C.E. Goodwin on November 4, 1913 and as shown of record in Deed Book 53, on Page 307, in the Office of the Judge of Probate of Shelby County Alabama; also except two (2) acres more or less, heretofore conveyed by M.U. Falkner and Ethie Falkner to J.H. Goodwin by deed dated March 1, 1880, and recorded in Deed Book 52, on Page 342, in the Office of the Probate Judge of Shelby County, Alabama. Subject to all utility line permits and public road right of ways. Including all improvements thereon, all timber, fences, flowers, shrubbery, fruit trees, all buildings and plumbing fixtures and other utilities, all stanchions, and all steel air pipe in dairy barn, automatic electric pump and all pipe attached thereto, together with all appurtenances thereunto appertaining.

The above property is subject to mortgage executed by Frank E. Nelson and wife, and Carl D. Moore and wife to Ruby Lillian Brand, securing \$10,000.00 and dated August 28, 1954, as shown of record in Mortgage Book 234, on page 143, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said

Mary Lee Bronaugh, her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said

Mary Lee Bronaugh, her

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as above stated;

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

Mary Lee Bronaugh, her

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

In Witness Whereof, we have hereunto set our hands and seals,

this 28th day of March 1955.

WITNESSES:

*[Signature]**Frank E. Nelson* (Seal.)*Vaneta J. Nelson* (Seal.)

State of

Jefferson

COUNTY

I, Wm. J. Thornton

, a Notary Public in and for said County, in said State, ^{at Large}

hereby certify that Frank E. Nelson and Vaneta J. Nelson

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 the conveyance they executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 28th day of March 1955.

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 *9* day of *April*, *1955* at *8* o'clock *P.* M.and recorded in *Deed* Record *1227* Page *361*, and the Mortgage Tax ofDeed Tax of *1.50* has been paid.*L.C. Walker* Judge of Probate