

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

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred and No/100 - - - - - DOLLARS
and other considerations

to the undersigned grantor s J. R. Vandegrift and wife Ovelle Vick Vandegrift

in hand paid by B. H. Sims

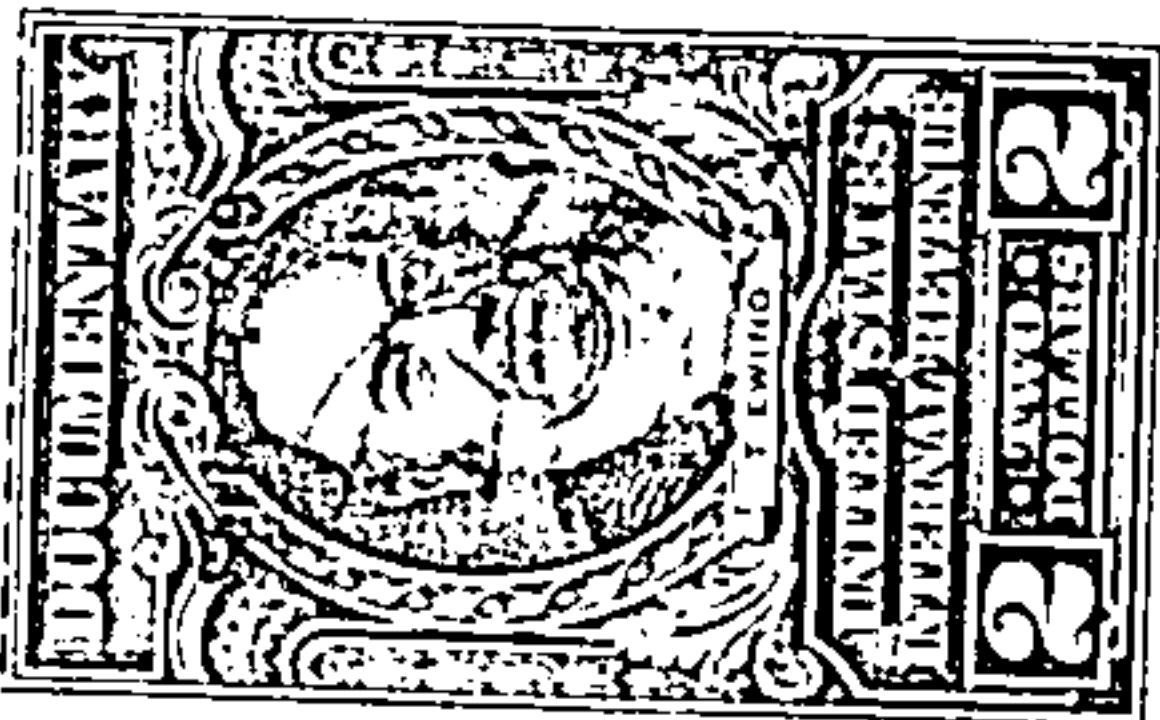
the receipt whereof is acknowledged we the said

J. R. Vandegrift and wife Ovelle Vick Vandegrift

do grant, bargain, sell and convey unto the said B. H. Sims

the following described real estate, situated in Shelby

County, Alabama, to-wit: One triangular lot at Chelsea, Alabama, described as follows: Commence at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 34, Township 19, Range 1 West, and run thence North 49 degrees and 20 minutes West 954 feet, and run thence North 62 degrees and 4 minutes East 232 feet to the point of beginning and being on the West margin of the Columbiana and Chelsea public road; Run thence in a Northerly direction along the Western margin of the Columbiana and Chelsea public road, a distance of 300 feet to the intersection of the road leading from F. P. Chesser's residence to the Columbiana and Chelsea public road; run thence in a Westerly direction along the South margin of said road leading from F. P. Chesser's residence to the Columbiana and Chelsea public road, a distance of 77 feet; run thence in a Southeasterly direction and along the East line of the F. P. Chesser property 277 feet to the point of beginning, and being triangular in shape and situated in the Southwest Quarter of Northeast Quarter of Section 34, Township 19, Range 1 West, and being that part of the tract of land described in that certain deed from F. P. Chesser and wife to M. H. Borland, dated January 10, 1931, and recorded in Deed Book 89, on page 529, in the office of the Judge of Probate of Shelby County, Alabama. lying South of said road from F. P. Chesser's residence running in an Easterly direction to the Columbiana and Chelsea public road, and upon which there is now situated a small residence.



TO HAVE AND TO HOLD, To the said B. H. Sims, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said B. H. Sims, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except taxes due October 1, 1950 and

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

B. H. Sims, his

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

In Witness Whereof, we have hereunto set our hands and seal, s

this 9th day of September, 1950.

WITNESSES:

J. R. Vandegrift (Seal.)
J. R. Vandegrift

(Seal.)
Ovelle Vick Vandegrift (Seal.)
Ovelle Vick Vandegrift

(Seal.)

State of Alabama

Jefferson

COUNTY

I, Arnice N. Smith

, a Notary Public in and for said County, in said State,

hereby certify that J. R. Vandegrift and Ovelle Vick Vandegrift

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 9th day of September, 1950.

Arnice N. Smith

Notary Public

State of Alabama

Jefferson

COUNTY

I, Arnice N. Smith

, a Notary Public in and for said County, in said State,

hereby certify that on the 9th day of September, 1950

, came before me

the within named Ovelle Vick Vandegrift

known to me

(or made known to me), to be the wife of the within named J. R. Vandegrift

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, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this 9th day of September, 1950.

Arnice N. Smith

Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$2.00 Privilege Tax
has been paid on the within
instrument
by law.
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within Deed
was filed for record the 8 day of July, 1955 at 8 o'clock P.
and recorded in Deed Record 123 Page 523, and the Mortgage Tax of 2.00
Deed Tax of 2.00 has been paid.

L.C. Walker Judge of Probate