

4507

WARRANTY DEED

The State Of Alabama }
Shelby County }

BOOK 174 PAGE 497

Know all men by these presents, That in consideration of Five hundred and no/100

----- DOLLARS

to the undersigned grantor Josephine Falkner, an unmarried woman

in hand paid by Millard H. McGuire and wife, Jimmie S. McGuire

the receipt whereof is acknowledged WE I the said Josephine Falkner, an

unmarried woman do grant, bargain, sell and convey unto the said

Millard H. McGuire and wife, Jimmie McGuire

the following described real estate situated in Shelby County, Ala., to-wit: One house and lot part of the NE¹/₄ of the SE¹/₄, Section 19, Township 18, Range 2 East, described as follows: Commencing at the southwest corner of said lot running in a northeasterly direction 110 feet to W. L. Johnson garden; thence running a northwesterly direction to the John Baugh line; thence running a southwesterly direction 110 feet in a southwesterly direction along the line of Block No. One to starting point containing one acre more or less. One lot No. 1 in Block I in the town of Sterrett in Shelby County, Alabama and described as follows: Beginning at the southwest of the Avery Falkner lot there parallel with High Street one hundred and twenty feet in a southwesterly direction; thence in a southeasterly direction one hundred and fifty-seven feet along parallel with Water Street; thence in a northeasterly direction one hundred and twenty feet to the Avery Falkner lot parallel with Shelby Avenue; thence in a northwest direction along the line of the Avery Falkner lot one hundred and fifty seven feet to point of beginning, being a part of the northwest quarter of the southwest quarter of section 19, Township 18, Range 2 East.

It is agreed that Josephine Falkner is to retain possession of this property until her death.



In Have and to Hold, To the said Millard H. McGuire and wife, Jimmie S. McGuire and their
heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators,
covenant with the said Millard H. McGuire and wife, Jimmie S. McGuire and their
heirs and assigns, that I lawfully seized in fee simple of said premises;
that they are free from all incumbrances; that I have a good right to
sell and convey the same as aforesaid; that I will, and my heirs, executors
and administrators shall, warrant and defend the same to the said Millard H. McGuire and wife,
Jimmie S. McGuire and their
heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof I have hereunto set my hand S and seal S, this
14th day of October, 1954.

WITNESSES:

Josephine X. Faulkner
her mark
By J. H. Walker
Notary Public of
State of La.

Josephine X. Faulkner (Seal)
her mark
By J. H. Walker (Seal)
Notary Public of (Seal)
State of La. (Seal)

The State Of Alabama
Tuscaloosa County

I, J. H. Walker,
a Notary Public of State of La. in and for said County, in said State,
hereby certify that Josephine X. Faulkner
whose name is signed to the foregoing conveyance, and who is known
to me, acknowledged before me on this day that, being informed of the contents of this conveyance,
me executed the same voluntarily on the day the same bears date.

Given under my hand this 14th day of Oct

J. H. Walker
Notary Public
State of La.

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within Deed
was filed for record the 29 day of Aug 1955 at 2 o'clock, P M.
and recorded in Book 174 Page 498, and the Mortgage Tax of
Deed Tax of 30 has been paid.

Judge of Probate

subscribing witness to the foregoing conveyance, known