

122

WARRANTY DEED

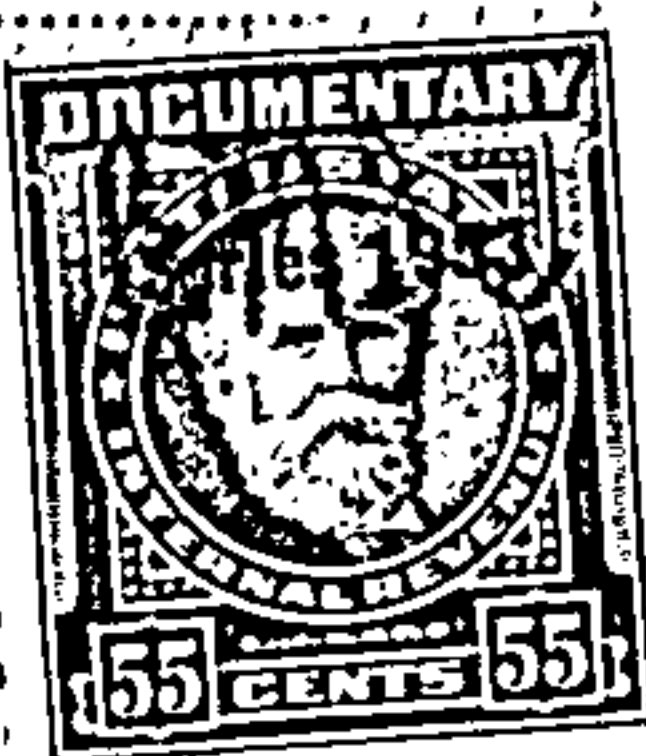
Shelby County Printing & Publishing Co., Columbiana, Ala.

The State Of Alabama }
SHELBY County

BOOK 175 PAGE 390

Know all men by these presents, That in consideration of
One Hundred Fifty and No/100 - - - - - (\$150.00) DOLLARS.
to the undersigned grantor Bervell Maddox, Sr. and wife, Ludie Bell Maddox
in hand paid by Thurman Juzan

the receipt whereof is acknowledged the said Bervell Maddox, Sr. and wife
Ludie Bell Maddox do grant, bargain, sell and convey unto the said
Thurman Juzan



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

A lot or parcel of land consisting of 3 acres, more or less
and more particularly described as follows, to-wit:
Begin at the NorthEast corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section
14, Township 22, Range 1 West; thence 85 degrees 30 minutes
west along the north boundary line of said forty 660 feet to
an iron stake for point of beginning; thence south 4 degrees
30 minutes East 174 feet; thence south 85 degrees 30 minutes
west 135 feet; thence south 4 degree 30 minutes East ~~to the~~
270 feet more or less to the North boundary line of the Calera
and Shelby public road; thence north 55 degrees west along the
north boundary line of said road 351 feet more or less; thence north
4 degrees 30 minutes west 243 feet to a point on the north boundary
line of said forty acre tract; thence north 85 degrees 30 minutes
east along the north boundary line of said forty 450 feet to the
point of beginning; the said above described lands lying and being
in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 22, Range 1 West.

(Liabilit of the grantor under the warrant herein set forth, under covenants
of seizing or good right to convey, shall be limited to the actual cash value
to the property herein conveyed, or to the sum of \$150.00, whichever shall be
less, in the event of total failure of title; and in the event of partial
failure of title, such liability shall not exceed the sum of \$50.00 per acre,
or cash value, whichever is less, for each acre as to which title fails. In the
event of any such total or partial failure of title, the liability of the
grantor shall not include interest, and shall not include any sums for
improvements placed on the aforesaid premises by or for the grantee, his
heirs or assigns; and shall not include pay for any amounts expended upon
said lands for exploratory purposes or otherwise, and total liability shall
not be in excess of the amount above referred to.)

To have and to hold To the said Thurman Juzan

heirs and assigns forever.

And We do, for ourselves and for our heirs, executors and administrators, covenant with the said Thurman Juzan his heirs and assigns, that we 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 Thurman Juzan

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

In witness whereof we have hereunto set our hand and seal, this 2nd day of July, 1955.

WITNESSES:

[Signature]

Bervell Maddox Sr. (Seal)
Ludie B. Maddox (Seal)

The State Of Alabama
Shelby County

I, A. B. Bristow

a Notary Public in and for said County, in said State, hereby certify that Bervell Maddox Sr and wife, Ludie Bell Maddox whose name 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, have executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of July, A.D., 1955.

[Signature]

The State Of Alabama
Shelby County

I, A. B. Bristow

a Notary Public in and for said County, in said State, hereby certify that on the 2nd day of July, 1955, came before me the within named Ludie Bell Maddox known to me ~~(as Maddox known to me)~~ to be the wife of the within named Bervell Maddox Sr. who, being examined separate and apart from the husband touching her signature to the within Deed 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 2nd day of July, A.D., 1955.

[Signature]

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within *Deed* was filed for record the 2 day of *July*, 1955 at *8* o'clock, *A* M. and recorded in *Deed* Record *125* Page *390* and the Mortgage Tax of *20* has been paid.