

854

6M-10-54

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

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand (\$12,000.00)

DOLLARS

to the undersigned grantor Frances Smith O'Neill

in hand paid by Jack Cosby Baker

the receipt whereof is acknowledged we the said Frances Smith O'Neill and husband C. P. O'Neill, Jr.

do grant, bargain, sell and convey unto the said Jack Cosby Baker

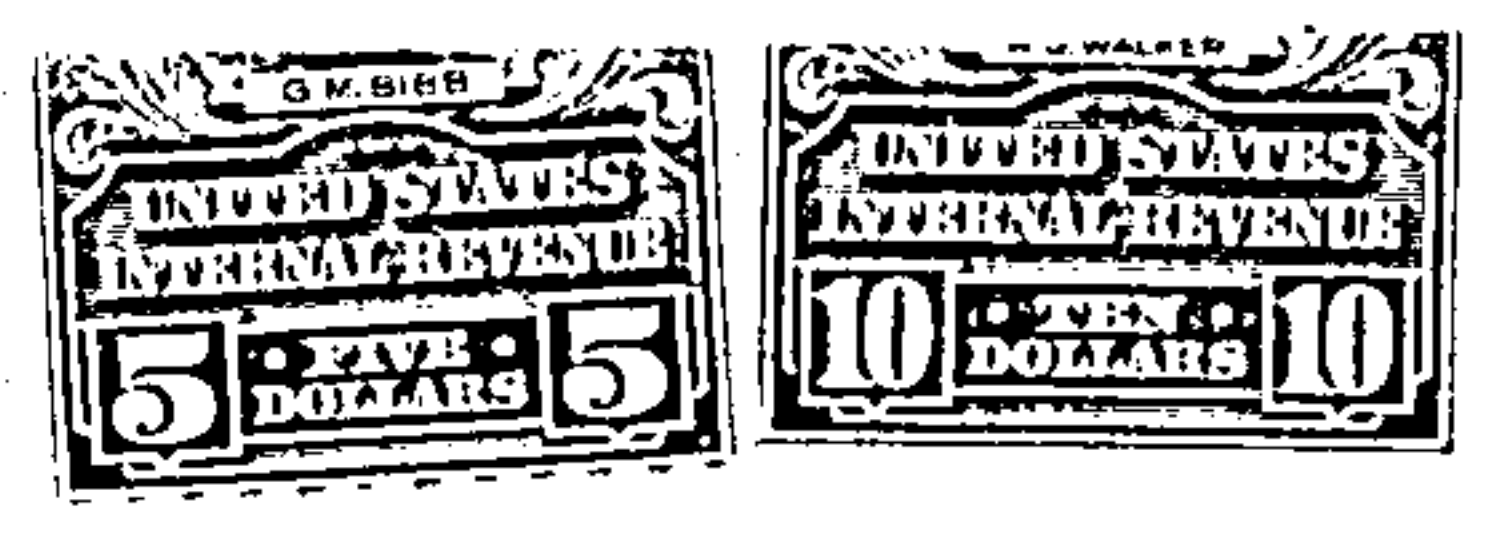
the following described real estate, situated in Shelby County County, Alabama, to-wit:

The N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 36, Township 18 South, Range 2 West, except that portion deeded to Shelby County for a right of way for a highway as shown by instrument recorded in Deed Book 95, Page 511, of the records in the Office of the Judge of Probate of Shelby County, Alabama. Also all the coal and other minerals together with all mining rights and privileges in that part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 36 that lies Northeast of the right of way of the Florida Short Route, said mineral rights and privileges extending to 28 acres more or less.

This conveyance is subject to easement to Alabama Power Company from Addie M. Nelson and husband, recorded in Deed Book 103, Page 39, in the Probate Office of Shelby County, Alabama; also subject to ad valorem taxes for the year 1956 due and payable October 1, 1956.

The grantor herein is one and the same party as Frances Smith, who acquired the above property from Addie M. Nelson and husband by deed dated February 25, 1949, recorded in Deed Book 138, Page 256, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Jack Cosby Baker, his



heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Jack Cosby Baker, his

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

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 Jack Cosby Baker, his

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

In Witness Whereof, we have hereunto set our hand s and seal, this 30 day of November, 1955

WITNESSES:

Frances Smith O'Neill (Seal.)
Frances Smith O'Neill
C. P. O'Neill, Jr. (Seal.)
C. P. O'Neill, Jr.

State of ALABAMA

JEFFERSON

COUNTY

I, Carrie Cowart, a Notary Public in and for said County, in said State, hereby certify that Frances Smith O'Neill and husband, C. P. O'Neill, Jr.

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 30 day of November, 1955.

Carrie Cowart

Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, E.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 1 day of Nov, 1955 at 2 o'clock P.M. and recorded in Deed Book 176 Page 413, and the Mortgage Tax of 12.00 has been paid.

E.C. Walker Judge of Probate