

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

State of Alabama

SHELBY

County

BOOK 177 PAGE 83

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Hundred and No/100 - - - - - DOLLARS and the execution of a purchase money mortgage in the amount of Eight Thousand Five Hundred and No/100 Dollars, to the undersigned grantor

MILDRED (L.) BORLAND, who is one and the same as Mildred Boreland, in hand paid by

EUDELL V. WAITES

the receipt whereof is acknowledged, we, the said Mildred (L.) Borland and husband, J. H. Borland,

do grant, bargain, sell and convey unto the said Eudell V. Waites

the following described real estate, situated in Shelby

County, Alabama, to-wit: That part of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 26, Township 19, Range 1 West, described as follows: Commence at a point on the north right of way line of the Florida Short Route Highway 262.5 feet east of the west line of the said E $\frac{1}{2}$ of NW $\frac{1}{4}$ and run north 1050 feet, thence east 210 feet, thence south 1050 feet, more or less, to the north right of way line of said highway, thence west along said highway right of way 210 feet to the point of beginning, and situated in Shelby County, Alabama.

Also that certain tract of land described as commencing at the point of intersection of the north right of way line of the Florida Short Route Highway with the west line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Tp. 19, Range 1 West, and run thence in an easterly direction a distance of 262.5 feet along the north right of way line of said Florida Short Route Highway for a point of beginning of the tract herein described; run thence north 591 feet, more or less, to a settlement road; run thence in a southerly direction along said settlement road a distance of 630 feet, more or less, to the right of way line of said Florida Short Route Highway and which said point of intersection is 112 feet west or westerly from the point of beginning; run thence in an easterly direction along the north right of way line of said Florida Short Route Highway a distance of 112 feet to the point of beginning and containing .56 of an acre, more or less; EXCEPT minerals and mining rights.

The grantors herein also quitclaim and convey all their right, title and interest in and to that certain settlement road which extends from the north side of the Florida Short Route Highway in a northerly direction along the west boundary of the property hereinabove described, said road being a joint driveway and subject to the rights of adjoining owners on the west side of said road.

TO HAVE AND TO HOLD, To the said Eudell V. Waites, her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Eudell V. Waites, her

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, 1956, and existing easement, 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 Eudell V. Waites, her

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

In Witness Whereof, we have hereunto set our hands and seals, this 19th day of December 1955.

WITNESSES:



J. H. Borland (Seal.)
J. H. Borland
Mildred L. Borland (Seal.)
Mildred (L.) Borland
Mildred Boreland (Seal.)
Mildred Boreland

State of ALABAMA

JEFFERSON

COUNTY

I, T. E. Bonner

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

hereby certify that Mildred (L.) Borland and husband, J. H. Borland,

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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 1955

T. E. Bonner
Notary Public

Filed 12/22/55

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Rec'd 1.50