

1348

WARRANTY DEED

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

The State Of Alabama

BOOK 177 PAGE 396

SHELBY

County

Know all men by these presents, That in consideration of

SIX HUNDRED and NO/100--

DOLLARS

to the undersigned grantor S. K.E. Fulton and wife, Claudia Fulton,

in hand paid by J.M. Phillips and wife, Agnes Phillips,

the receipt whereof is acknowledged we the said K.E. Fulton and wife,

Claudia Fulton

do grant, bargain, sell and convey unto the said

J.M. Phillips and wife, Agnes Phillips,

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

certain tract of land situated in the Southeast Quarter of the Southeast Quarter of Section 12, Township 21, South, Range 3 West, in Shelby County, Alabama, and more particularly described as follows: Commencing at the Southeast corner of said Southeast Quarter of the Southeast Quarter of said Section 12, and run thence South 89 degrees and 5 minutes West for a distance of 840.2 feet; run thence North 25 degrees and 25 minutes West for a distance of 368.2 feet to the middle of a county road; run thence North 34 degrees and 5 minutes East a distance of 285 feet; run thence North 26 degrees and 25 minutes East for a distance of 82 feet; run thence North 85 degrees and 20 minutes West for a distance of 30 feet to the point of beginning of the lot hereinafter described and conveyed: From said point of beginning, as last named, run thence North 85 degrees and 20 minutes West, a distance of 105 feet; run thence North 10 degrees and 35 minutes East for a distance of 210 feet; run thence South 85 degrees and 20 minutes East for a distance of 105 feet; run thence South 10 degrees and 35 minutes West, a distance of 210 feet to the point of beginning, and containing one-half (1/2) acre of land, more or less,



To have and to hold To the said J.M. Phillips and wife, Agnes Phillips, and their

heirs and assigns forever.

And We do, for ourselves and for OUR heirs, executors and administrators, covenant with the said J.M. Phillips and wife, Agnes Phillips, and their heirs and assigns, that We are 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 J.M. Phillips and wife, Agnes Phillips, and their

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

In witness whereof we have hereunto set OUR hand S. and seal S., this 3rd day of January, 1956.

WITNESSES:

*K. E. Fulton* (Seal)  
(K.E. Fulton)

(Seal)

*Claudia Fulton* (Seal)  
(Claudia Fulton).

(Seal)

The State Of Alabama  
SHELBY County

I, ~~E.E. Moore~~ C. V. Moore,

a Notary Public, in and for said County, in said State, hereby certify that K.E. Fulton and wife, Claudia Fulton, whose name s 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, they executed the same voluntarily on the day the same bears date.

Given under my hand this 3rd day of January,

*C. V. Moore*  
Notary Public, Shelby County, Alabama.

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within was filed for record the 9 day of Jan 1956 at 8 o'clock P. M. and recorded in *Deed* Record 177 Page 396 and the mortgage tax of Deed Tax of 1.00 has been paid.

Judge of Probate

ify that

subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that

the grantor voluntarily