2817

BOOK 179 PAGE 436

WARRANTY DEED FORM 207

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State Of Alabama,
SHELBY County

Know All Men by These Presents,

In Consideration Of FORTY-FIVE HUNDRED AND EIGHTY-FOUR ($4584.00) **Dollars**
to the undersigned grantor S. M. STEEN

in hand paid by FRANK E. SPAIN and MARGARET C. SPAIN

the receipt whereof is acknowledged we **the said** S. M. STEEN and wife, ROMA ANN STEEN

do

Grant, Bargain, Sell and Convey unto the said FRANK E. SPAIN and MARGARET C. SPAIN

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

A TRACT OF LAND IN THE NW¼ OF THE NE¼ OF SECTION 15, TP. 19 SOUTH, RANGE 2 WEST (HEREINAFTER CALLED "SAID FORTY") AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NE CORNER OF SAID FORTY AND RUN SOUTH ALONG THE EAST LINE OF SAID FORTY 392 FEET; THENCE TURN 77° 02' RIGHT AND RUN IN A STRAIGHT LINE IN A SOUTHWESTERLY DIRECTION 410.48 FEET; THENCE TURN 77° 02' LEFT AND RUN IN A STRAIGHT LINE IN A SOUTHERLY DIRECTION AND PARALLEL WITH THE EAST LINE OF SAID FORTY 838.26 FEET TO A POINT ON THE SOUTH LINE OF SAID FORTY 400 FEET WEST OF THE SE CORNER OF SAID FORTY; THENCE TURN 90° 35' RIGHT AND RUN IN A WESTERLY DIRECTION AND ALONG THE SOUTH LINE OF SAID FORTY 932.12 FEET TO THE SW CORNER OF SAID FORTY; THENCE TURN 89° 20' RIGHT AND RUN IN A NORTHERLY DIRECTION AND ALONG THE WEST LINE OF SAID FORTY 1329.5 FEET TO THE NW CORNER OF SAID FORTY; THENCE TURN 90° 42' RIGHT AND RUN IN AN EASTERLY DIRECTION AND ALONG THE NORTH LINE OF SAID FORTY 1334.5 FEET TO THE POINT OF BEGINNING; CONTAINING 32.27 ACRES; SUBJECT TO THE RIGHT OF WAY DEED HERETOFORE EXECUTED BY THE GRANTORS TO SHELBY COUNTY, ALABAMA DATED NOVEMBER 21, 1955, AND RECORDED IN DEED BOOK 177, AT PAGE 42, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

To Have And To Hold, to the said FRANK E. SPAIN and MARGARET C. SPAIN, their **heirs, assigns and successors forever.**

And we **do, for** ourselves **and for** our **heirs, executors and administrators, covenant with the said** FRANK E. SPAIN and MARGARET C. SPAIN, their **heirs, assigns and successors, that** we are **lawfully seized in fee simple of said premises; that they are free from all encumbrances;**

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** FRANK E. SPAIN and MARGARET C. SPAIN, their **heirs, assigns and successors forever, against the lawful claims of all persons.**

In Witness Whereof, we **have each hereunto set** our **hand and seal, this** 24th **day of** April, 1956.

WITNESSES:

S. M. Steen ..... Seal
Roma Ann Steen ..... Seal
..... Seal
..... Seal

State Of
JEFFERSON County

I, Mildred L. Wigley, a Notary Public in and for said County, in said State, hereby certify that S. M. STEEN and wife, ROMA ANN STEEN 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 24th day of April, 1956.

Mildred L. Wigley
As Notary Public.

My commission expires 5-20-59

State Of
JEFFERSON County

I, Mildred L. Wigley, a Notary Public in and for said County, in said State, do hereby certify that on the day of April 24, 1956, came before me the within named ROMA ANN STEEN

known to me to be the wife of the within named S. M. STEEN

who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 24th day of April, 1956.

Mildred L. Wigley
As Notary Public

My commission expires 5-20-59

State Of
County

I, , a Notary Public in and for said County, in said State, hereby certify that a subscribing witness to the foregoing conveyance, known to me, appeared before me on this day, and being sworn, stated that , the grantor, voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the grantor , and of the other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand and official seal this day of

As Notary Public.

STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 26 day of April 19 56 at 2 O'clock P M. and recorded in Deed Record 291 Page 36 and the Mortgage Tax of _____ Deed Tax of 5.00 has been paid.

Judge of Probate