

3148

WARRANTY DEED

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

The State Of Alabama }
SHELBY County

1891 231

Know all men by these presents, That in consideration of ONE HUNDRED and NO/100,
DOLLARS

to the undersigned grantor s J.M.Phillips and wife, Agnes Phillips,
in hand paid by Willard Chance and wife, Annie Mae Chance,

the receipt whereof is acknowledged we the said J.M.Phillips and wife, Agnes
Phillips do grant, bargain, sell and convey unto the said
Willard Chance and wife, Annie Mae Chance

the following described real estate situated in Shelby County, Alabama, to-wit: That
certain tract of land situated in the Southeast Quarter of the South-
east Quarter of Section 12, Township 21, Range 3 West, 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 de-
grees and 20 minutes West 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 105 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
105 feet to the point of beginning, and containing 1/4th. of an acre of
land,

To have and to hold To the said Willard Chance and wife, Annie Mae Chance, their

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Willard Chance and wife, Annie Mae Chance, 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 Willard Chance and wife, Annie Mae Chance, their

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

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

WITNESSES:

J. M. Phillips (Seal)
Agnes Phillips (Seal)

The State Of Alabama
SHELBY County

I, L.G. Nunnally,

a Justice of the Peace, in and for said County, in said State, hereby certify that J.M. Phillips and wife, Agnes Phillips 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 9 day of December, 1955.

L.G. Nunnally
Justice of the Peace, Shelby County, Alabama.

The State Of Alabama
Shelby County

I, L.G. Nunnally,

a Justice of Peace in and for said County, in said State, hereby certify that on the 9th day of December, 1955, came before me the within named Agnes Phillips known to me (on said conveyance) to be the wife of the within named J.M. Phillips who, being examined separate and apart from the husband touching her signature to the within she 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 9 (th day of December, A.D., 1955.

L.G. Nunnally

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 1 day of June 1956 at 8 o'clock P.M. and recorded in Book 180 Page 232, and the Mortgage Tax of .50 has been paid.

L.C. Walker, Judge of Probate