

4385

WARRANTY DEED

State of Alabama

Jefferson County

BOOK 182 PAGE 131

Know All Men By These Presents,

That in consideration of fifty \*\*\*\*\* DOLLARS  
and other valuable considerations  
to the undersigned grantor Marie Portera  
in hand paid by F. Bozeman Daniel

the receipt whereof is acknowledged we the said Marie Portera and husband, Samuel A. Portera,

do grant, bargain, sell and convey unto the said F. Bozeman Daniel

the following described real estate, situated in Shelby

County, Alabama, to-wit: Part of the northwest quarter (NW $\frac{1}{4}$ ) of the northeast quarter (NE $\frac{1}{4}$ ) of section twenty-nine (29), township nineteen (19), range one (1), West, described as follows: Commence at the northwest corner of said forty; thence east along the section line three hundred thirty (330) feet to the point of beginning; thence south two degrees fifteen minutes east 1,320 feet to the south line of said forty; thence north eighty-six degrees fifteen minutes east (86 $^{\circ}$  15') along the south line of said forty three hundred thirty (330) feet to the southwest corner of the property conveyed to Herbert G. Gray and wife, Agnes Gray, on 20 October 1949 by deed recorded in volume 139, page 371; thence north two degrees fifteen minutes (2 $^{\circ}$  15') west, along the west line of the property so conveyed to Herbert G. Gray and Agnes Gray, a distance of six hundred sixty (660) feet, to the northwest corner of the property so conveyed to said Herbert G. Gray and Agnes Gray; thence north eighty-six degrees; fifteen minutes (86 $^{\circ}$  15') east, along the north line of the property so conveyed to Herbert G. Gray and Agnes Gray a distance of four hundred fifty-three and eight-tenths (453.8) feet, more or less, to the northwest line of the Florida Short Route; thence north twenty-six degrees fifteen minutes along the northwest right of way line of said highway a distance of two hundred eight and seven-tenths (208.7) feet to the southeast corner of the property conveyed to Patrick Elliott and Helen Elliott on 17 June 1949 by deed recorded in volume 137, page 346; thence south eighty-six degrees fifteen minutes (86 $^{\circ}$  15') west five hundred fifty-two (552) feet along the south line of the property so conveyed to Patrick Elliott and Helen Elliott to the southwest corner of the property so conveyed to said grantees: thence north two degrees fifteen minutes west (2 $^{\circ}$  15') along the west line of the property so conveyed to Patrick Elliott and Helen Elliott to the northwest corner of the property so conveyed to said grantees; a distance of one hundred eighty-two (182) feet; thence north eighty-six degrees fifteen minutes east along the north line of the property so (continued on back)

TO HAVE AND TO HOLD, To the said F. Bozeman Daniel, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said F. Bozeman Daniel, his

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

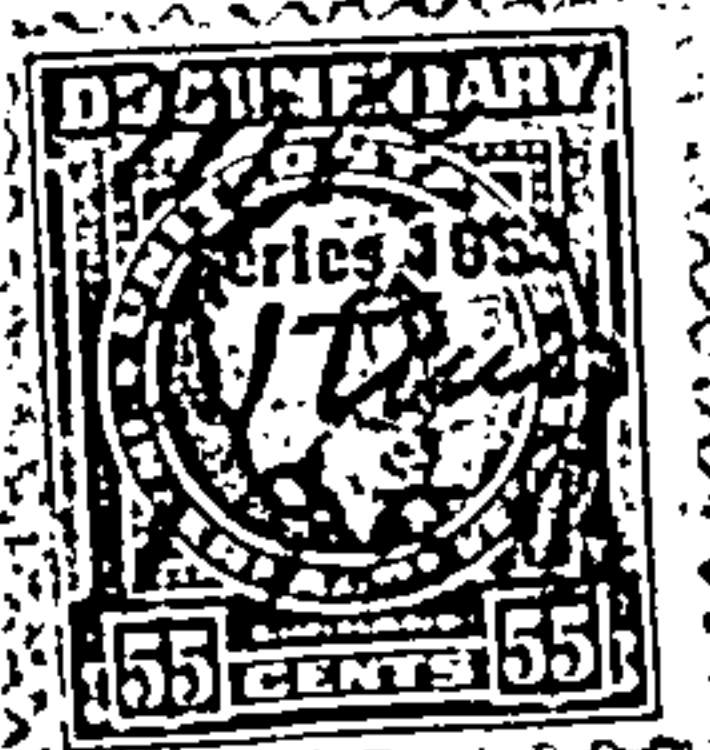
that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said F. Bozeman Daniel, his

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 31<sup>st</sup> day of August 1956.

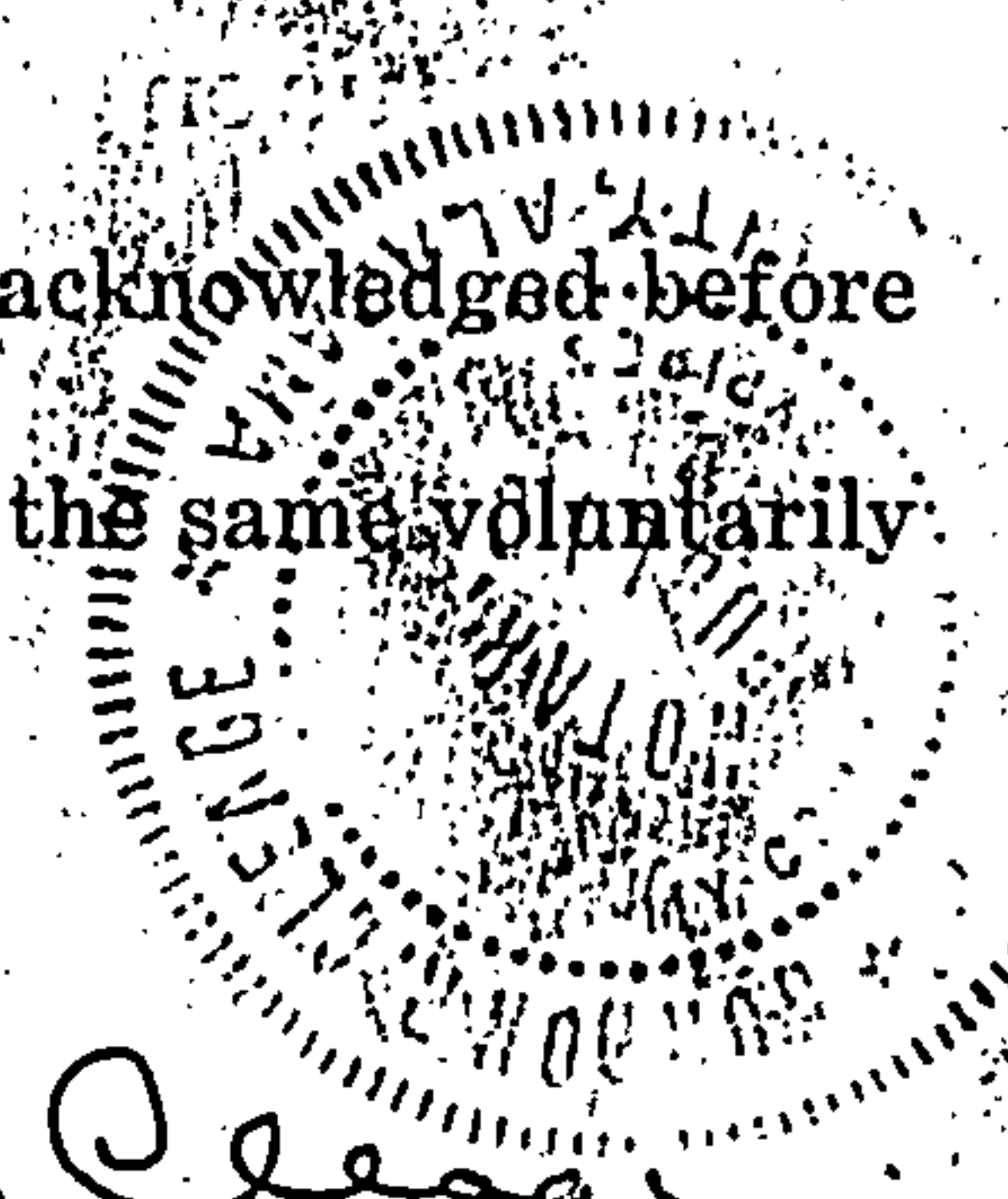
WITNESSES:



Marie Portera (Seal.)  
Marie Portera  
Samuel A. Portera (Seal.)  
Samuel A. Portera  
(Seal.)  
(Seal.)

I, Jordan R. Cleage, a Notary Public in and for said County, in said State,

hereby certify that Marie Portera and Samuel A. Portera 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 27<sup>th</sup> day of August 1956.

Jordan R. Cleage  
Notary Public

(description of property, continued from granting clause) conveyed to Patrick Elliott and Helen Elliott a distance of three hundred sixty-five (365) feet; thence north two degrees forty minutes west, and parallel with the east line of said forty a distance of two hundred ninety-six feet (296) to the north line of said forty; thence south eighty-six degrees fifteen minutes (86° 15') along the north line of said forty a distance of six hundred ninety-five (695) feet to the point of beginning.

The following are excepted from this conveyance:

1. Transmission line permit granted on 25 November 1947 by H. N. Reyer and wife, Mary Reyer, to Alabama Power Company, and recorded in volume 131, page 515.
2. Easement granted on 16 May 1942 by B. M. Turner and Alda Turner to H. G. Dyer, affecting the north ten feet of this forty, and recorded in volume 113, page 343;
3. Right of way for highway granted to Shelby County on 14 March 1931 by B. M. Turner and Alda Turner, and recorded in volume 95, page 509;
4. Transmission line permit granted to Alabama Power Company by B. M. Turner and Alda Turner on 20 November 1936, and recorded in volume 102, page 147.
5. Transmission line permit granted on 11 May 1950 by Marie Portera and husband, Samuel A. Portera, to Alabama Power Company, and recorded in volume 142, page 267.

The grantee herein is the same identical person as the mortgagee in that certain mortgage recorded in volume 229, page 229, and as the transferee named in the transfer recorded in volume 141, page 570.

This conveyance is subject to lease-sale contract entered into on 6 October 1955 by the undersigned with Ruth Stewart.

Marie Portera  
Marie Portera

Samuel A. Portera  
Samuel A. Portera

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
the privilege Tax  
has been paid on the within  
instrument as required  
by law.  
L. C. WALKER,  
JUDGE OF PROBATE

RETURN TO: F. Bozeman Daniel,  
4320-5th Avenue, South,  
Birmingham 6, Alabama.

Marie Portera and husband,  
Samuel A. Portera,  
TO  
F. Bozeman Daniel.

WARRANTY DEED

STATE OF ALABAMA,  
Shelby County.  
Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the 6<sup>th</sup> day of Sept 1956 at 8 o'clock P.M., and was duly recorded in Volume 182 of Deeds at page 150, and examined by L. C. Walker Judge of Probate.

1.50  
2.30  
3.80

THIS FORM FROM  
LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

STATE OF ALABAMA, SHELBY COUNTY  
I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 6 day of Sept, 1956, at 8 o'clock P. and recorded in Deed Record 182 Page 151, and the Mortgage Tax of 2.30 Deed Tax of 1.50 has been paid.  
L. C. Walker Judge of Probate