

The State of Alabama

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SHELBY

COUNTY;

Know All Men by These Presents

That in consideration of One Hundred Dollars and other good and valuable considerations to the undersigned grantors James E. Watts and Peggie Jean Holmes Watts

DOLLARS

in hand paid by Marvin Holmes and Gladys Sorrell Holmes

the receipt whereof is acknowledged we the said James E. Watts and wife Peggie Jean Holmes Watts

do grant, bargain, sell and convey unto the said

Marvin Holmes and Gladys Sorrell Holmes

the following described real estate, situated in Shelby

County, Alabama,

to-wit:

A part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23, Town 19, Range 2 West, described as follows: Commence at a point on the northwest margin of the right of way of the Pelham-Leeds Highway at station 271-50, which said point is 420 feet, more or less northeast of the south line of said forty, measured along the northwest margin of said right of way, and from said point; run northeast along said right of way 420 feet to the point of beginning; thence continue in a northeast direction along said right of way 210 feet; thence northwest and perpendicular to said right of way 210 feet; thence southwest and parallel with said right of way 210 feet to the northmost corner of Marvin Holmes and Gladys Sorrell Holmes lot; thence along the easterly line of same in a southeast direction and perpendicular to said right of way 210 feet to the point of beginning;

The property intended to be conveyed herein being the same property acquired by the Grantors herein by instrument recorded in Volume 149 page 360, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Grantee(s), their heirs, successors and assigns forever.

And ~~I~~ (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with the said Grantee(s), their heirs, successors and assigns, that ~~I~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances; except current taxes; that ~~I~~ (we) have a good right to sell and convey the same as aforesaid; that ~~I~~ (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee(s), their heirs, successors and assigns forever, against the lawful claims of all persons; that I (we) will, at any time hereafter, at the expense of said Grantor(s) and at the Grantee(s) request of the said Grantor(s) their heirs, and assigns, make all such further assurances, without covenants, for the more effectual conveying of the said premises, with the appurtenances, as may be reasonably required.

In Witness Whereof, ~~I~~ (we) have hereunto set my (our) hand and seal, this 12th day of ~~June~~ Nov., 1953.

WITNESSES.

James E. Watts (Seal.)
James E. Watts

Peggie Jean Holmes Watts (Seal.)
Peggie Jean Holmes Watts

(Seal.)

The State of Alabama

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Jefferson COUNTY

I, Charles A. J. Beavers, a Notary Public in and for said County, in said State, hereby certify that James E. Watts and wife Peggie Jean Holmes Watts 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 12th day of June November 21st 1953.

Charles A. J. Beavers
Notary Public

The State of Alabama

Jefferson COUNTY;

I, Charles A. J. Beavers, a NOTARY PUBLIC in and for said County, in said State, hereby certify that on the 12th day of June Nov., 1953, came before me the within named Peggie Jean Holmes Watts known to me (or made known to me), to be the wife of the within named James E. Watts 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, without fear, constraint or threats on the part of her husband.

In witness whereof, I hereunto set my hand, this 12th day of June Nov., A.D. 1953.

Charles A. J. Beavers
Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within kept was filed for record the 20 day of 24, 1956, at 1 o'clock M. and recorded in 183 Page 28, and the Mortgage Tax of Deed Tax of 50 has been paid.

L.C. Walker
Judge of Probate