

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

~~JEFFERSON~~ SHELBY County

BOOK 183 PAGE 255

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and the execution of a mortgage in the sum of DOLLARS Eight Hundred Thirty-four & 03/100 (\$834.03) and the assumption of a mortgage executed to Agnes L. Franklin in the sum of \$1,165.97 to the undersigned grantor Albert S. Eagar, Jr., an unmarried man

in hand paid by Carrie L. Fraser

the receipt whereof is acknowledged I the said Albert S. Eagar, Jr., an unmarried man

do grant, bargain, sell and convey unto the said Carrie L. Fraser

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

A part of the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 25, Township 19, Range 1 West, described as beginning at the South East Corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section and run thence South 660 feet, thence West 660 feet to point of beginning, thence continue West 247 $\frac{1}{2}$ feet, thence North to the South right of way line of the Florida Short Route Highway, thence North East along said Right of Way to a point which is 660 feet West of the East line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$, measured at right angles, thence South to the point of beginning and containing 7 acres more or less.

TO HAVE AND TO HOLD, To the said Carrie L. Fraser, her

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Carrie L. Fraser, her

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except 1955 - 1956 taxes and the said mortgage executed by grantor to Agnes L. Franklin as recorded in the office of Probate Judge of Shelby County, Alabama

that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Carrie L. Fraser, her

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

In Witness Whereof, I have hereunto set my hand and seal,
this 27th day of September - 1956

WITNESSES:

Albert S. Eagar, Jr. (Seal.)

(Seal.)

(Seal.)

(Seal.)

State of ALABAMA

~~JEFFERSON~~ Morgan COUNTY

I, Lucille M. Lindsey

, a Notary Public in and for said County, in said State,

hereby certify that Albert S. Eagar, Jr.

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September - 1956

Lucille M. Lindsey

Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within was filed for record the 12 day of Nov, 1956 at the office of the Probate Judge and recorded in Book 183 Page 255, and the Mortgage Tax of \$2.00 has been paid.

L. C. Walker, Judge of Probate

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COUNTY
certify
privilege
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as req
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