

\$ 11.00 Federal Stamp

682

2-492

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

State of Alabama

BOOK 183 PAGE 407

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100 (\$10,000.00) - - - - - DOLLARS

to the undersigned grantor Joe P. Wagoner, a single man,

in hand paid by Artie L. Hughes

the receipt whereof is acknowledged I the said Joe P. Wagoner, a single man,

do grant, bargain, sell and convey unto the said Artie L. Hughes

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

A part of the SW 1/4 of NW 1/4 of Section 24, Township 22, Range 3 West, described as follows: Beginning at the NE corner of said forty and run West along North line thereof, a distance of 826 feet to a point; run thence South and parallel with the East line of said forty, a distance of 248 feet; thence run East and parallel with North line of said forty acres a distance of 380 feet; thence run South and parallel with east line thereof a distance of 100 feet; thence run East and parallel with North line of said forty acres a distance of 446 feet to the East line of said forty; thence run North along East line of said forty a distance of 348 feet to point of beginning, containing 6 acres more or less, subject to right of way easement given to Alabama Power Company.

Subject to the ad valorem taxes for the current year, 1957.

TO HAVE AND TO HOLD, To the said Artie L. Hughes, his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Artie L. Hughes, his

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as hereinabove noted;

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

Artie L. Hughes, his heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal,

this 29th day of November, 1956.

WITNESSES:

Joe P. Wagoner (Seal) (Joe P. Wagoner)

State of ALABAMA

JEFFERSON

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Joe P. Wagoner, a single man,

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 29th day of November, 1956.

Jo Ann M. Council 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 30 day of Nov, 1956, at 8 o'clock P.M. and recorded in Book 183 Page 407, and the Mortgage Tax of \$10.00 has been paid.

by in has \$