

1980

#9.90 Federal Stamp

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

(J)
State of Alabama

SHELBY

County

BOOK 185 PAGE 287
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five and No/100 ----- DOLLARS

to the undersigned grantor Claude H. Baldwin, Jr.

in hand paid by Nell P. Korvink

the receipt whereof is acknowledged we the said Claude H. Baldwin, Jr., and wife, Lynn Gourley Baldwin

do grant, bargain, sell and convey unto the said Nell P. Korvink

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



All of the N $\frac{1}{2}$ of S $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ that lies West of the New Birmingham-Montgomery Highway right of way of Section 31, Township 19, Range 2 West, minerals and mining rights excepted.

As a part of the consideration, grantee agrees to execute a purchase money mortgage in the amount of \$7500.00, securing the balance of purchase price of the above described property; and to assume and agree to pay the balance due under that mortgage of grantor to the First Federal Savings and Loan Association of Alabama dated April 13, 1956 and recorded in Vol. 243, page 424, in the Probate Office of Shelby County, Alabama.

Subject to right of way to Shelby County dated February 23, 1952 and recorded in Vol. 152, page 594, in the Probate Office of Shelby County, Alabama; and transmission line permit to the Alabama Power Company dated January 28, 1949 and recorded in Vol. 138, page 51, in said Probate Office.

TO HAVE AND TO HOLD, To the said Nell P. Korvink, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Nell P. Korvink, her

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except current state, county and city taxes which grantee assumes; and except as mentioned above;

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 Nell P. Korvink, her

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

In Witness Whereof, we have hereunto set our hands and seal, s this 8th day of March, 1957

WITNESSES:

A. A. Brown

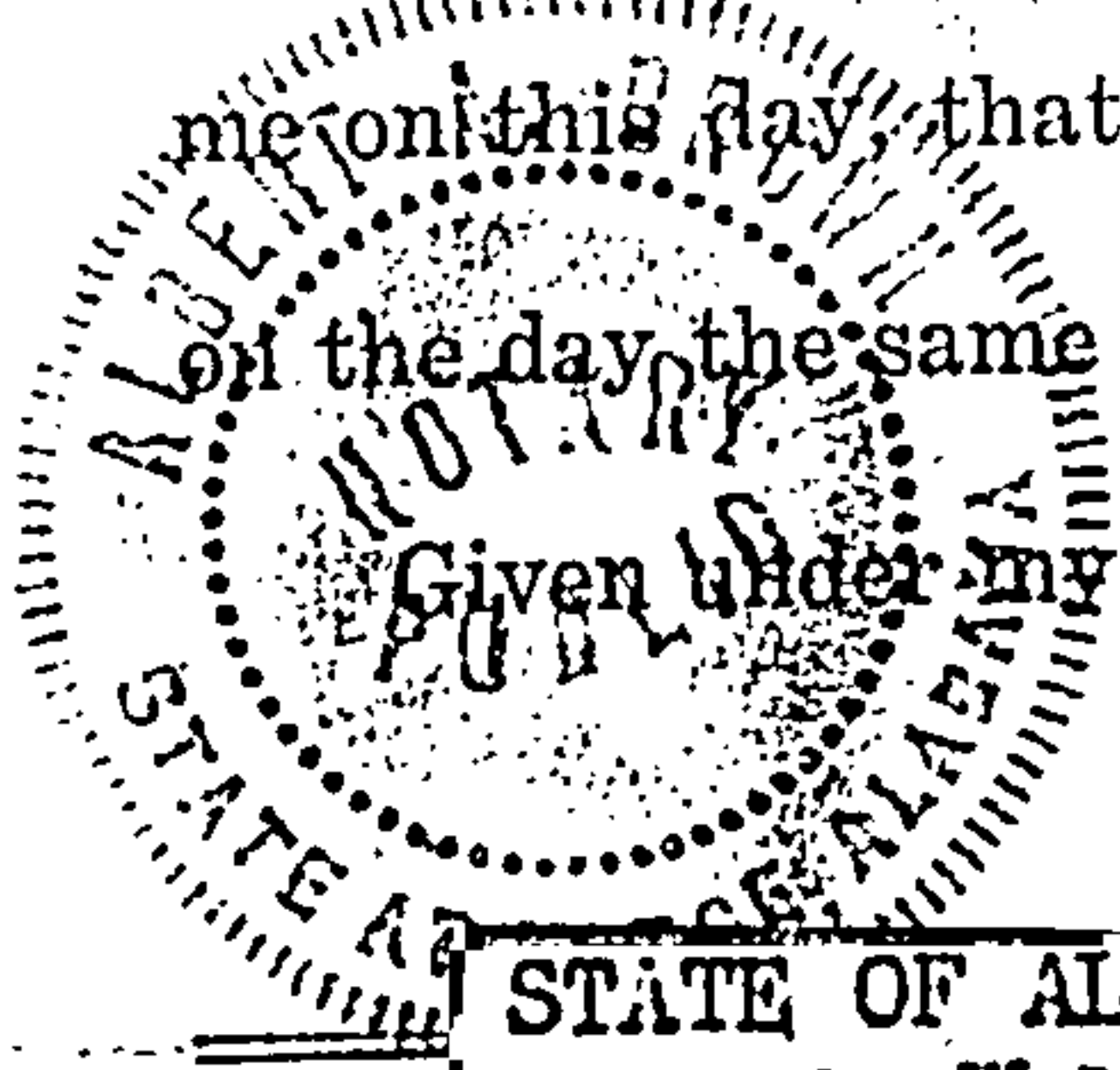
Claude H. Baldwin Jr. (Seal.)
Claude H. Baldwin, Jr.
Lynn Gourley Baldwin (Seal.)
Lynn Gourley Baldwin

State of ALABAMA
JEFFERSON COUNTY

I, Albert A. Brown, a Notary Public in and for said State-at-Large, County, in said State,

hereby certify that Claude H. Baldwin, Jr., and wife, Lynn Gourley Baldwin 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 8th day of March, 1957
Albert A. Brown
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 11 day of *Mar*, 1957 at *8* o'clock, *P* M. and recorded in *Book 185 Page 287*, and the Mortgage Tax of *11.27* Deed Tax of *11.27* has been paid.

Judge of Probate