

2783

8.25 Feb. 1957

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

State of Alabama

Shelby

County

BOOK 186 PAGE 529

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Five Hundred Dollars and other good and valuable considerations

to the undersigned grantor Ben F. Wynn

in hand paid by Realty Brokers, Inc.,

the receipt whereof is acknowledged I the said Ben F. Wynn, an unmarried man

do grant, bargain, sell and convey unto the said Realty Brokers, Inc.,

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

Southwest quarter of Section 23 Township 17^S, Range 1 East.

Mineral and Mining rights excepted.

Northwest quarter of Northwest quarter Section 26, Township 17^S, Range 1 East. (Fee Simple)

As part of the consideration hereof, the grantee herein assumes and agrees to pay according to the terms thereof that certain first mortgage executed by Stephen Preston Wiggins, Sr., and wife, Bessie Lee Wiggins to Guaranty Savings & Loan Association recorded in Volume 233 page 265, and also that certain second mortgage executed by Ben F. Wynn to Stephen Preston Wiggins, Sr., and wife, Bessie Lee Wiggins and J. A. Garrett as recorded in Volume 242 page 458, all in the office of the Judge of Probate of Shelby County, Alabama

Subject to Easement to Alabama Power Company as recorded in Volume 139 page 125 in the office aforesaid.

TO HAVE AND TO HOLD, To the said Realty Brokers, Inc., its successors heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Realty Brokers, Inc., its successors

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except current taxes and as above set out;

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 Realty Brokers, Inc., its successors heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this day of May, 1957.

WITNESSES:

Sanely Cameron
Gloria Epperson

Ben F. Wynn (Seal)
Ben F. Wynn
(Seal)
(Seal)

State of Alabama

Jefferson

COUNTY

I, the undersigned, Alene Marljar, a Notary Public in and for said County, in said State, hereby certify that Ben F. Wynn, an unmarried 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 10 day of May, 1957.

Alene Marljar

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 May, 1957 at 8 o'clock, M. and recorded in Book 186 Page 529, and the Mortgage Tax of Deed Tax of 7.50 has been paid.

Judge of Probate