

3018

#15.40 Federal  
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WARRANTY DEED

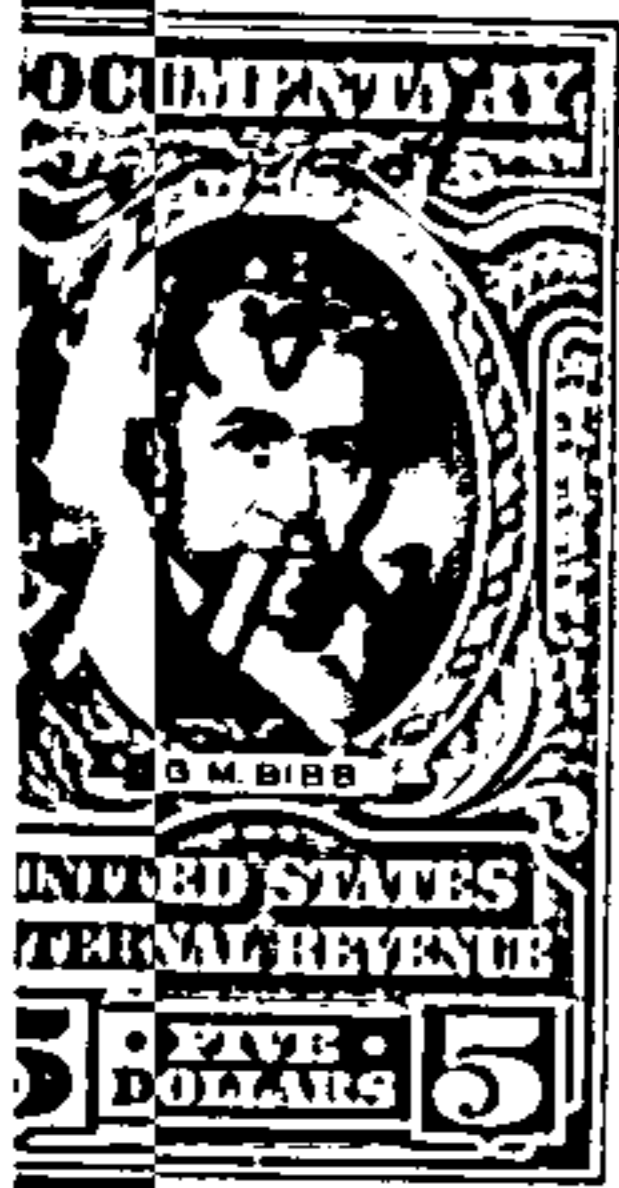
STATE OF ALABAMA )  
SHELBY COUNTY )

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KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Five Thousand Dollars (\$5,000) in hand paid to the undersigned Grantors, James D. Seaman and Bertha A. Seaman, by the Grantee herein, Hibbil, Inc., a Delaware corporation qualified to do business in Alabama, the receipt whereof is hereby acknowledged, and the execution of a purchase money mortgage in the amount of Eight Thousand Six Hundred Sixty-three and 76/100 Dollars (\$8,663.76) by Grantee in favor of Grantors, we, the said James D. Seaman and Bertha A. Seaman, do hereby grant, bargain, sell and convey unto the said Hibbil, Inc., the following described real estate, situated in the Town of Montevallo, Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 3, Township 24, Range 12 East, situated in Shelby County, Alabama, and more particularly described as follows: Commence at the center of Section 3, Township 24, Range 12 East and run South 44 deg. 8 min. West, 961.5 feet; thence North 17 deg. 58 min. West, 1310 feet; thence North 72 deg. East 180 feet to point of beginning of lot herein described; thence run North 17 deg. 58 min. West, 182 feet more or less to the South right of way line of Calera-Centerville Highway; thence along said right of way North 72 deg. East 158.9 feet to corner of lot belonging to Town of Montevallo; thence South 17 deg. 58 min. East 182 feet; thence run South 72 deg. 02 min. West 158.9 feet to point of beginning.

TO HAVE AND TO HOLD said real estate unto the said Hibbil, Inc., its successors and assigns forever, with all appurtenances thereunto belonging. And we, the said James D. Seaman and Bertha A. Seaman, do for ourselves and for our heirs, executors, and administrators covenant with the said Hibbil, Inc., its successors and assigns, that we are lawfully seized in fee simple of said



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premises, that they are free from all encumbrances, except ad valorem taxes for the current tax year; that we have a good right to sell and convey said real estate as afore-said; that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the said Hibbil, Inc., its successors and assigns forever, against the lawful claims of all persons except those claiming under said ad valorem taxes for the current year.

IN WITNESS WHEREOF, we, the said James D. Seaman and Bertha A. Seaman, have hereunto set our hands and seals on this the 24th day of May, 1957.

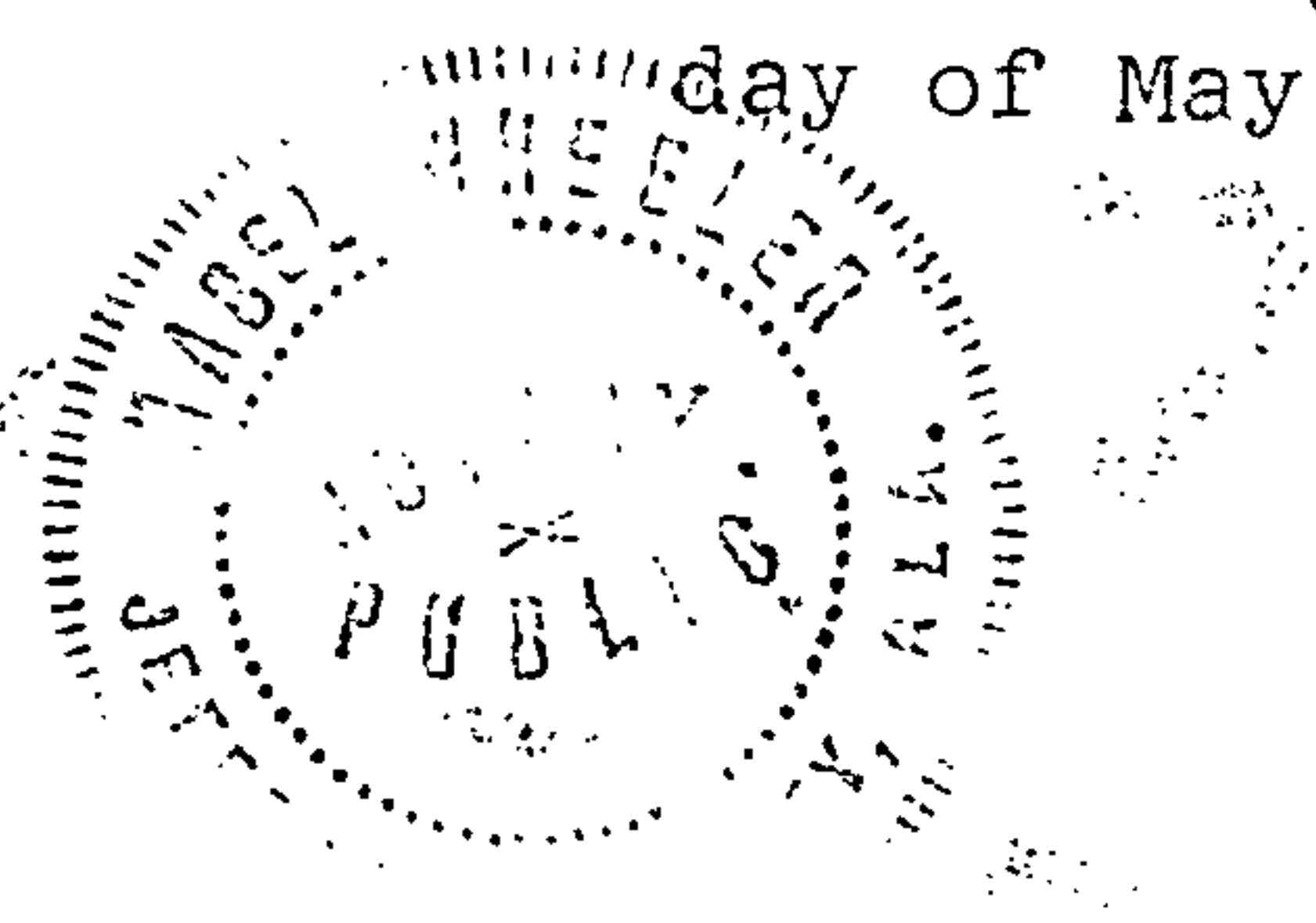
James D. Seaman  
Bertha A. Seaman

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, Manuel Scheller Notary Public in and for said county in said state, hereby certify that James D. Seaman and Bertha A. Seaman, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 1957.

Manuel Scheller  
Notary Public



State of Alabama, Shelby County  
I, L. C. Walker, Judge of Probate hereby certify that the within Deed was filed in this office for record the 29 day of 6-6-57 May 19 57 at 3 o'clock P M, and recorded in Deed Record 187 Page 185 & examined 29 and the Mortgage Tax of \$          Deed Tax of \$          has been paid.  
Fee \$          L. C. Walker Judge of Probate

deed tax 5.00  
mts tax 13.05