

3751

WARRANTY DEED

The State Of Alabama

SHELBY County

BOOK 188 PAGE 256

Know All Men by These Presents, That in consideration of

ONE and NO/100--

DOLLARS

to the undersigned grantor s. Loretta Bruner Miller and husband, Fred Miller,

in hand paid by R. J. Bruner,

the receipt whereof is acknowledged WE the said Loretta Bruner Miller, and husband, Fred Miller,

do grant, bargain, sell and convey unto the said R. J. Bruner,

the following described real estate situated in Shelby County, Ala., to-wit: Our undivided one-fourth interest in and to that certain tract of land described as beginning at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 18, Range 2 East, and run thence North along said Quarter Line a distance of 575 feet to the Central of Georgia Railroad; run thence in a Northwesterly direction along said Railroad a distance of 484 feet; run thence Southwesterly at right angles to said Railroad a distance of 375 feet to the Public Highway; run thence South along said Highway a distance of 743 feet to the South line of said Southwest Quarter of the Southwest Quarter of said Section 19; run thence East along the South line of said last named forty acres for a distance of 267 feet, more or less, to the Southeast corner of said Southwest Quarter of the Southwest Quarter of said Section 19, and being the point of beginning.

This deed is executed for curative purposes only, correcting the defective acknowledgment of that certain deed from the above named grantors to the grantee herein named and dated February 25, 1950; said deed being of record in Deed Book 140, on page 288, in the office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 769

I hereby certify that no Good Tax has been collected on this instrument.

J. H. Walker
Judge of Probate

"TAX EXEMPT"

To Have and to Hold, To the said R.J. Bruner, his

heirs and assigns forever.

And We do, for ourselves and for OUR heirs, executors and administrators, covenant with the said R.J. Bruner, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 R.J. Bruner, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal S., this 28th day of February, 1955.

WITNESSES:

Howard Ragsdale
Lori Linder

Loretta Bruner Miller (Seal.)
Fred Miller (Seal.)
(Seal.)
(Seal.)

OHIO
The State of Alabama
BROWN County

I, William H. Pangburn

a Notary Public, in and for said County, in said State, hereby certify that Loretta Bruner Miller and husband, Fred Miller, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of February, A. D. 1955

William H. Pangburn
Notary Public.

WILLIAM H. PANGBURN
Notary Public, Brown County,
My Commission Expires 6-30-56

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 31 day of July 1952 at 8 o'clock P.M. and recorded in record 188 page 257 and the Mortgage Tax of Deed Tax of has been paid.
L.C. Walker, Judge of Probate

subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that the grantor voluntarily executed the same in presence and in the presence of the other subscribing witness, on the day the