

105

19,158.69

(For transfer cases)

WARRANTY DEED

BOOK 190 PAGE 417

THIS INDENTURE, made this 22nd day of November, 1957,
between James B. Crawford, III and Helen S. Crawford, his wife
of Shelby County, State of Alabama, parties
of the first part, and Bayliss M. McRae and Lucy S. McRae, his wife
of Shelby County, State of Alabama, parties
of the second part;

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00), to them in hand paid by the said parties of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said parties of the second part, as joint tenants, with the right of survivorship, the following described land, lying and being in the County of Shelby, State of Alabama, to wit:

That part of the $E\frac{1}{2}$ of $SW\frac{1}{4}$ of $SE\frac{1}{4}$ and that part of the $W\frac{1}{2}$ of $SE\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 14, Township 22, Range 2 West, lying South of the Calera-Columbiana Highway and West of the road connecting said highway with Shelby Iron Works Road.

Also that part of the $N\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 14, Township 22, Range 2 West, lying South of the Columbiana-Calera Highway and West of the road running from said highway to the Shelby Iron Works Road. Subject to Easement to Alabama Power Company dated August 24, 1943, and recorded in Deed Book 117, Page 160 in the office of the Judge of Probate of Shelby County, Alabama.

All that part of the $E\frac{1}{2}$ of $SE\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 14, Township 22, Range 2 West, which lies West of the road connecting the Calera-Columbiana Highway with the Old Selma and Shelby Springs Road and North and West of said Selma and Shelby Springs Road.

Also all that part of the $NE\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 23 which lies North and West of said Selma and Shelby Springs Road, all in Township 22, Range 2 West and subject to easement to Alabama Power Company dated February 11, 1935, and recorded in Deed Book 98, Page 189, in the office of the Judge of Probate of Shelby County, Alabama.

All of the part of the $SE\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 14, which lies South and Southeast of the old Selma and Shelby Iron Works dirt road; the $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 23, and all that part of the $N\frac{1}{2}$ of $NE\frac{1}{4}$ of Section 23, which lies South and Southeast of the Old Selma and Shelby Iron Works dirt road, all in Township 22 South, Range 2 West, Shelby County, Alabama.

#2145 Fed. Atty

BOOK 190 PAGE 418

(Warranty Deed - transfer
cases - all States)

- 2 -

The above described land is subject to the following-described mortgage(s) or deed(s) to secure debt:

1. That certain mortgage or deed to secure debt to the United States of America executed by James B. Crawford, III and wife, Helen S. Crawford, dated January 28, 1954, and recorded in Mortgage Book 231 at page 70, of the Public Records of Shelby County, State of Alabama;

and the said parties of the second part, by separate agreement executed as of the date hereof, assume (s) liability for and agree(s) to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s) or deed(s) to secure debt.

TO HAVE AND TO HOLD to the said parties of the second part, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever, together with every contingent remainder and right of reversion.

And the said parties of the first part do, for themselves and for their heirs, executors, administrators and assigns covenant with the parties of the second part and their assigns that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators, and assigns shall warrant and defend the same to the said parties of the second part and their assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand(s) and seal(s), the day and year first above written.

Signed, sealed and delivered
in the presence of:

James B. Crawford
Lancee Brasher

James B. Crawford III (SEAL)
James B. Crawford, III
Helen S. Crawford (SEAL)
Helen S. Crawford

STATE OF ALABAMA

SHELBY

COUNTY

BOOK

190

PAGE 419

I, Lanice Brasher, a Notary Public in and for said County, in said State, do hereby certify that James B. Crawford, III & wife, Helen S. Crawford, whose name(s) 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 instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 23rd day of December, 1957.

Lanice Brasher
Notary Public

My commission expires: March 11, 1961

STATE OF ALABAMA

COUNTY

I, _____, a Notary Public in and for said County, in said State, do hereby certify that on the ____ day of _____, 19____, came before me the within named _____, known to me to be the wife of the within named _____, who, being examined separate and apart from the husband, touching her signature to the within instrument, acknowledged that she signed the same of her own free will and accord, without fear, constraints or threats on the part of the husband.

Given under my hand and seal, this ____ day of _____, 19____.

Notary Public

(SEAL)

My commission expires: _____

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within _____, at _____ o'clock _____ M., was filed for record the _____ day of _____, 1957, at _____ and the Mortgage Tax of _____ and recorded in _____ Page _____ and the Mortgage Tax of _____ has been paid.

Deed Tax of 14.50

9