

1051

19158-69

(For transfer cases)

WARRANTY DEED

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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.

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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 sur-  
vivor, forever, together with every contingent remainder and right of reversion.

and the said parties of the first part do have, 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.

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

Helen S. Crawford (SEAL)  
Helen S. Crawford

Signed, sealed and delivered  
in the presence of:

Asper  
Lucie Bresler

STATE OF ALABAMA  
SHELBY COUNTY )

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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

(SEAL)

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 Dec 1957, and the Mortgage Tax of \_\_\_\_\_  
and recorded in Deed Record Record 190 Page 412, and the Mortgage Tax of \_\_\_\_\_  
Dced Tax of 14.50 has been paid. Beef  
J. L. Walker of Probate