

#110 Fed. Str.

2979

BOOK 193 PAGE 299

6M-10-55

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

State of Alabama }
Shelby County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor Alfred Earl Bailey and (Mrs.) Elizabeth R. Kerr, d/b/a Mountain View Nursery
in hand paid by Joe A. Scotch

the receipt whereof is acknowledged we the said Alfred Earl Bailey and wife Virginia Lucille Bailey and (Mrs.) Elizabeth R. Kerr, a widow, partners d/b/a Mountain View Nursery.
do grant, bargain, sell and convey unto the said Joe A. Scotch

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

An undivided 1/3 interest in and to the following described property:

Begin at the Northwest Corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 18, South, Range 1 East, thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence turn an angle to the left of 127° 21' 45" and run Northeasterly on a magnetic bearing of North 49° 45' East for 1471 feet, thence turning an angle to the left of 90° and run in a Northwesterly direction to the South line of New proposed county road, thence run in a Southwesterly direction along the South line of said proposed County road to the West line of SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18 Township 18 South, Range 1 East., thence South along said West line to the point of beginning.

It is hereby understood and agreed that the grantee, Joe A. Scotch, hereby agrees and assumes to pay 1/3 of that certain indebtedness secured by mortgage to Mary Farnette in the original amount of \$2700.00.

TO HAVE AND TO HOLD, To the said Joe A. Scotch, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Joe A. Scotch, his

heirs and assigns, that lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 Joe A. Scotch, his

heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand^s and seal,
this 19 day of March, 1958.

WITNESSES:

_____(Seal.)
_____(Seal.)
_____(Seal.)

State of ALABAMA }
Jefferson COUNTY }

I, Olin M. Hughes, a Notary Public in and for said County, in said State, hereby certify that Alred Earl Bailey and Wife Virginia Lucille Baily and (Mrs.) Elizabeth R. Kerr whose name s 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of March, 1958.
Olin M. Hughes
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 22 day of May 1958, at 8 o'clock P. M. and recorded in Record 143 Page 299, and the Mortgage Tax of Deed Tax of 1.00 has been paid.
L.C. Walker Judge of Probate