

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

State of Alabama

Shelby

County

3492  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable consideration, ~~DEED BOOK~~

to the undersigned grantors, Austin Parker and wife, Velma Parker,

in hand paid by Cecil Fowler and wife, Ann Fowler,

the receipt whereof is acknowledged we the said Austin Parker and wife, Velma Parker,

do grant, bargain, sell and convey unto the said Cecil Fowler and wife, Ann Fowler,

the following described real estate, situated in Shelby

County, Alabama, to-wit:

A part of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 11, Township 18 South, Range 1 East, described as follows: Beginning at the NE corner of said forty acres and run West along North line of said forty to East right of way line of Leeds Paved Highway; thence in a Southerly direction along said Highway right of way 325 feet; thence in an Easterly direction and parallel with North line of said forty acres, 743 feet, more or less, to East line of said forty acres; thence North along East line of said forty acres, 325 feet to point of beginning. Minerals and mining rights excepted. Situated in Shelby County, Alabama.

The real purpose and consideration for this deed is the correction of that certain warranty deed heretofore executed on, to-wit, the 3rd day of November, 1952, by the said Austin Parker and wife, Velma Parker, grantors herein, to the said Cecil Fowler and wife, Ann Fowler, grantees herein, said deed being recorded in Deed Book 156, at Page 458, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Cecil Fowler and wife, Ann Fowler, and their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Cecil Fowler and wife, Ann Fowler, and their

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except for any encumbrance that may have been created upon or against said lands by the said Cecil and Ann Fowler, their agents or assigns.

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

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

In Witness Whereof, we have hereunto set our hands and seal.

this 27th day of May, 1958

WITNESSES:

Austin Parker

Velma Parker

(Seal.)

(Seal.)

(Seal.)

(Seal.)



State of ALABAMA }  
SHELBY COUNTY }

I, E. B. Brasher, Jr., a Notary Public in and for said County, in said State,  
hereby certify that Austin Parker and wife, Velma Parker,  
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 the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 27 day of May, 1958

E. B. Brasher, Jr.

Notary Public

My Commission Expires: My Commission Expires Jan. 2, 1961

Notary Public, Shelby County, Alabama  
My Commission Expires Jan. 2, 1961

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$ 5.00 Privilege Tax  
has been paid on the within  
instrument as required  
by law.  
L. C. WALKER,  
JUDGE OF PROBATE

STATE OF ALABAMA  
SHELBY COUNTY  
ACT NO. 797  
I hereby certify that no Deed Tax has been col-  
lected on this instrument.

L. C. Walker  
Judge of Probate

"TAX EXEMPT"

STATE OF ALABAMA, SHELBY COUNTY  
I, L. C. Walker, Judge of Probate, hereby certify that the within Deed  
was filed for record the 10 day of July, 1958, at 8 o'clock PM.  
and recorded in Deed Record 195 Page 125 and the Mortgage Tax of  
\_\_\_\_\_ Deed Tax of \_\_\_\_\_ has been paid.  
L. C. Walker Judge of Probate