

1478

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

State of Alabama

SHELBY

County

BOOK 198 PAGE 290

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND AND NO/100 ----- DOLLARS and the assumption by the Grantee of the hereinafter described mortgage to the undersigned grantors, C. A. Tennant, Jr. and wife, Erbis Tennant in hand paid by James L. Elliott

the receipt whereof is acknowledged we the said C. A. Tennant, Jr. and wife, Erbis Tennant

do grant, bargain, sell and convey unto the said James L. Elliott

the following described real estate, situated in Shelby

County, Alabama, to-wit: That certain tract or parcel of land in the Town of Columbiana, Alabama, described as beginning at intersection of the North line of Sterrett Street with the East line of Section 23, Township 21 South of Range 1 West, and run thence North along East line of said Section 91 feet; thence run in a Westerly direction at an included angle of 91 degrees 30 minutes 100 feet; thence in a southerly direction at an included angle of 88 degrees 49 minutes 93.6 feet to the North line of Sterrett Street; thence East along the North line of Sterrett Street 100 feet to the point of beginning. The above described property fronts 100 feet on the North line of Sterrett Street and runs back in a Northerly direction between parallel lines 100 feet apart, 91 feet along the Easterly line and 93.6 feet on the Westerly side to a wire fence in rear together with the hereditaments and appurtenances thereunto belonging and also together with all equipment and fixtures for heating and lighting and Venetian blinds.

By the acceptance of this deed, the Grantor thereby assumes the hereinafter described mortgage to The Protective Life Insurance Company.

TO HAVE AND TO HOLD, To the said James L. Elliott, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said James L. Elliott, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except mortgage to The Protective Life Ins. Co. from the within Grantors, dated April 21, 1949, recorded in Mortgage Record 207, Page 485, in the Probate Office of Shelby County, Alabama.

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 James L. Elliott, his

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

In Witness Whereof, we have hereunto set our hands and seals

this 22nd. day of December, 1958.

WITNESSES:



C. A. Tennant, Jr. (Seal.) (C. A. Tennant, Jr.)

(Seal.)

Erbis Tennant (Seal.) (Erbis Tennant)

State of GEORGIA

LAURENS

COUNTY

I, Lillian S. Freeman, a Notary Public in and for said County, in said State,

hereby certify that C. A. Tennant, Jr. and wife, Erbis Tennant

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 22nd day of December, 1958.

Lillian S. Freeman Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L. O. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 10 day of Dec 1958, at 11 o'clock A.M. and recorded in Deed Record 198 Page 290, and the Mortgage tax of \$2.00 has been paid.

SEAL OF SHELBY COUNTY

L. O. Walker Judge of Probate