

2284

BOOK 199 PAGE 463

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

State of Alabama

JEFFERSON

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of ONE HUNDRED AND NO/100 (\$100.00-----) DOLLARS and other good and valuable consideration

to the undersigned grantor s CARL H. RAINES and wife, EFFIE RAINES; W. S. RAINES and wife, BERTHA RAINES; and JOE RAINES and wife, DELLE RAINES in hand paid by RAINES LAND COMPANY, INC.

the receipt whereof is acknowledged we the said CARL H. RAINES and wife, EFFIE RAINES; W. S. RAINES and wife, BERTHA RAINES; and JOE RAINES and wife, DELLE RAINES

do grant, bargain, sell and convey unto the said RAINES LAND COMPANY, INC.

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

A tract of land containing 4.5 acres, more or less, described as commencing at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 28, and run thence North 1° 35' West, a distance of 569.5 feet to the point of beginning; run thence North 54° 55' East, 54.6 feet; thence North 57° 25' East 57 feet; thence North 60° 25' East 59 feet; thence North 62° 40' East 93 feet; thence North 37° 35' West 414.8 feet; thence South 42° 45' West 541 feet; thence South 42° 45' West 60 feet; thence South 16° 30' West 185 feet to a post; thence South 75° 15' East 191.4 feet; run thence North 56° East, a distance of 364.5 feet to the point of beginning,

TO HAVE AND TO HOLD, To the said RAINES LAND COMPANY, INC., its

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said RAINES LAND COMPANY, INC., its

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except taxes 1959, which grantee assumes and agrees to pay,

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 RAINES LAND COMPANY, INC., its

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

In Witness Whereof, we have hereunto set our hand s and seal,

this 2nd day of January, 1959.

WITNESSES:



*Carl H. Raines* (SEAL)  
*Effie Raines* (Seal.)  
*W. S. Raines* (Seal.)  
*Bertha Raines* (Seal.)  
*Effie Raines* (Seal.)  
*Delle R. Raines* (SEAL)

State of ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CARL H. RAINES and wife, EFFIE RAINES; W. S. RAINES and wife, BERTHA RAINES; and JOE RAINES and wife, DELLE RAINES 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 2nd day of January, 1959.



STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record the 6 day of Mar 1959 at 8 o'clock M. and recorded in Book 144 at page 462 and the Mortgage Tax Deed Tax 50 has been paid.