

2612

WARRANTY DEED

Shelby County Printing & Publishing Co., Columbiana, Ala.

The State Of Alabama

Shelby County

Know all men by these presents, That in consideration of One dollar and other Valuable considerations DOLLARS, Ella Lybrand a widow and heirs Virgil Wyatt and husband to the undersigned grantor Roy Wyatt and Hoyt Lybrand and wife Dorothy Lybrand in hand paid by Merrel Burns and wife Doris Burns

the receipt whereof is acknowledged we the said Ella Lybrand a widow and heirs Virgil Wyatt and husband Roy Wyatt and Hoyt Lybrand and wife Dorothy Lybrand do grant, bargain, sell and convey unto the said Merrel Burns and wife Doris Burns

the following described real estate situated in Shelby County, Alabama, to-wit: A certain tract of land described as commencing at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 27, Town ship 19, South, Range 1 East, and run thence East along the North Line of said forty acres a distance of 420 feet; run thence South 106 feet, more or less, to the South right of way line of the Florida Short Route Highway for a point of beginning, thence run South 150 feet for a point of beginning for the property herein described, Run East 100 feet to the edge of the Lybrand Road to a point, thence run Southwest along the Lybrand Road (being the North edge) for a distance of 105 feet to a point which is also the corner of the Elliot property, thence run in a Northwesterly direction 33 feet to a point which is 70 feet due South from the original point of beginning, ~~thence run~~ thence run North 70 feet to the point of beginning. Containing 1/8 acres more or less. The above land being situated in Shelby County, Ala.

To have and to hold To the said Merrel Burns and wife Doris Burns and their

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Merrel Burns and wife Doris Burns their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Merrel Burns and wife Doris Burns their

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

In witness whereof we have hereunto set our hand and seal, this 28 day of February, 1959.

WITNESSES:

X
X
X
X

Ella Lybrand (Seal)
Virgil Wyatt (Seal)
Roy Wyatt (Seal)
Hoyt Lybrand (Seal)
Dorothy Lybrand

The State Of Alabama

Shelby County

I, Alfred F. Alverson

a Justice of the Peace in and for said County, in said State, hereby certify that Ella Lybrand a widow and Virgil Wyatt and husband Roy Wyatt 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day of February, A.D. 1959.

Alfred F. Alverson
Justice of the Peace, Beat 11
Shelby County, Ala.
Comm. Expires 1/16/61

FILED 28 MARCH 1959

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record the 28 day of Mar 1959 at 8 o'clock M. and recorded in Deed Record Page 234 and the Mortgage Tax of Deed Tax of has been paid.

Conrad M. Fowler Judge of Probate

the grantor voluntarily executed the same in presence and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the grantor, and of the other witness, and that such other witness subscribed name as a witness in presence.

day of , A. D., 19