

2713

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

BOOK 200 PAGE 302
State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY AND NO/100 ----- DOLLARS

to the undersigned grantor

Claude T. Bryant and Maude Estelle Bryant

in hand paid by L. V. Crook

the receipt whereof is acknowledged we

the said

Claude T. Bryant and wife, Maude Estelle Bryant

do grant, bargain, sell and convey unto the said L. V. Crook

the following described real estate, situated in Shelby

County, Alabama, to-wit:

A perpetual right-of-way, or easement, over a strip of land lying along the western side of the Vandiver to Leeds Highway and located in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 33, Township 17, Range 1, East, said road or easement to be 18 feet wide and run in a western direction from said public road 150 feet, more or less, to the Isbell land, being the same roadway as now used, grantee to have full right of ingress and egress, the right to maintain said road and set poles and run line for electric service along said 18 foot roadway.

TO HAVE AND TO HOLD, To the said L. V. Crook, his

heirs and assigns forever.

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

heirs and assigns, that we are 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 L. V. Crook, his

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

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

this 30 day of March, 1959.

WITNESSES:

G. W. Gardner

Claude T. Bryant (Seal.)

Maude Estelle Bryant (Seal.)

(Seal.)

State of ALABAMA

SHELBY

COUNTY

I,

J. B. Pusey, a Notary Public in and for said County, in said State,

hereby certify that Claude T. Bryant and wife, Maude Estelle Bryant

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 31 day of March, 1959.

My Commission expires May 16, 1960

J. B. Pusey
Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 3 day of April 1959 at 2 o'clock P.M. and recorded in Deed Record 20 at page 20 and the Mortgage Tax 50 has been paid.

Conrad M. Fowler
Judge of Probate

MADE
with
the
Tax
and
Mortgage
Tax