

1.65 Federal Stamp

5090

BOOK 204 PAGE 31

FILED 1 SEPTEMBER 1959

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 THOUSAND FIVE HUNDRED AND
no/100--- DOLLARS
to the undersigned grantor R. W. Massenburg and Opal Mae Massenburg (husband and wife)
in hand paid by Cecil Falkner

the receipt whereof is acknowledged we the said R.W.Massenburg and Opal Mae Massenburg
do grant, bargain, sell and convey unto the said
Cecil Falkner

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

A lot situated in the Northeast corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and in the
Northwest corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 5, Township 22, Range 1 West,
Shelby County, Alabama, more particularly described as follows: Commence
at the Northwest corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, which is the Northeast corner
of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 5; thence East along the North line of
said NE $\frac{1}{4}$ of NE $\frac{1}{4}$, 130 feet; thence South and parallel with the East line of
said forty, 349 feet; thence West and parallel with the North line of said
forties, 250 feet; thence North and parallel with the East line of said
forties, 349 feet to the North line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 5;
thence East to the point of beginning.

The land herein conveyed is bonded on West by lot owned by Pat Minor
and on the East and South by property of E. H. Partridge.

To have and to hold To the said Cecil Falkner, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Cecil Falkner, his 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 Cecil Falkner, his

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

In witness whereof we have hereunto set our hand and seal, this 15th day of August, 1959.

WITNESSES:

R. W. Massenburg (Seal)

Opal Mae Massenburg (Seal)

(Seal)

(Seal)

The State Of Alabama
SHELBY County

I, Handy Ellis,

a Notary Public, State at Large for Alabama in and for said County, in said State, hereby certify that R. W. Massenburg and Opal Mae Massenburg (husband and wife) whose name s. 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 15th day of August, A.D. 1959.

Handy Ellis
Notary Public
State at Large for Alabama

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STATE OF ALABAMA, SHELBY-COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 1 day of Sept 1959 at 2 o'clock P.M. and recorded in Book Record 204, at page 31. The Mortgage Tax Deed Tax 1.50 has been paid.

Conrad M. Fowler
Judge of Probate

to me, appeared before me this day, and being sworn, stated that 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. Given under my hand this the day of A. D., 19