

WARRANTY DEED

FILED 5 SEPTEMBER 1959

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

The State Of Alabama

SHELBY County

Know all men by these presents, That in consideration of \$1.00 and the grantee conveying to grantors certain land to the undersigned grantor B. E. Cunningham and wife, Nellie Cunningham in hand paid by Hobart Lee

the receipt whereof is acknowledged we the said B. E. Cunningham and wife, Nellie Cunningham do grant, bargain, sell and convey unto the said Hobart Lee

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

Begin at the northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 20, Range 2 East and run west along the north boundary of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section a distance of 240.35 feet; thence turn an angle of 153 deg. 32 min. to the left and run a distance of 263.25 feet to a point on the east boundary of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence turn an angle of 117 deg. 50 min. to the left and run north along the east boundary of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 116.25 feet to the point of beginning.

To have and in hold To the said Hobart Lee, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Hobart Lee, 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 Hobart Lee, his heirs and assigns forever, against the lawful claims of all persons.

2nd day of August, 1959. We have hereunto set our hands and seals, this

WITNESSES:

B. E. Cunningham (Seal)
 Nellie Cunningham (Seal)
 (Seal)
 (Seal)

The State Of Alabama
 Shelby County

I, Sadie Belton

a Notary Public in and for said County, in said State, hereby certify that B. E. Cunningham and wife, Nellie Cunningham whose name 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 2 day of September

Sadie Belton
 Notary Public

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STATE OF ALABAMA, SHELBY-COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record the 5 day of Sept 1959 at 1 o'clock M. and recorded in 1st Record 204, at page 94. The Mortgage Tax has been paid. Deed Tax

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