

FILED 16 SEPTEMBER 1959

5306

## WARRANTY DEED

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

The State Of Alabama

SHELBY County

Know all men by these presents, That in consideration of .....ONE..... DOLLARS

to the undersigned grantor .....C. C. Goodwin and wife, Floy Goodwin (being one and the same person as Floy L. Goodwin in hand paid by

.....L. E. Brasher and Anna Mae Brasher

the receipt whereof is acknowledged .....we..... the said .....C. C. Goodwin and wife,

.....Floy Goodwin..... do grant, bargain, sell and convey unto the said

.....L. E. Brasher and Anna Mae Brasher

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

All that portion of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 19, Township 18, Range 2 East lying southeast of May Street and southwesterly and westerly of Alabama Highway 25, all in town of Sterrett, Ala., EXCEPT for that certain lot belonging to Hayden C. & Geneva L. Smith described as follows:

Commence at the intersection of the west boundary line of Ala. Highway No. 25 right of way with the south boundary line of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 19, Township 18, Range 2 East; thence in a northwesterly direction along said right of way line 511 feet to beg. pt of land herein excepted; said beginning point being the NE corner of a lot owned by L. E. and Anna Mae Brasher facing said Highway No. 25; from said beginning point run in a southwesterly direction along the northwesterly line of said Brasher lot 332 feet to an iron axle; thence run in a northwesterly direction along the east line of said land owned by said Brashers (grantees herein) to a point on the south line of May Street, which point is 265 feet SW of the intersection of the southerly line of said Street with the westerly line of said Highway 25; thence from said point on May Street, run in a northeasterly direction along the southerly line of said street 265 feet to its intersection with the westerly line of said Highway 25; thence along same in a southeasterly direction 534 feet to the point of beginning of said lot being excepted.

There is also EXCEPTED herefrom certain lots heretofore conveyed to J. B. Spradley and Rena Merle Spradley on September 19, 1957, and on September 19, 1958, and which lots are described as follows:

Beginning at the intersection of the west boundary line of Highway 25 right of way with the south line of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 19, Township 18, Range 2 East; thence 29 deg. west of north along said right of way 250 feet; thence 1 deg 30 min. south of west 200 feet; thence 29 deg east of south 250 feet; thence 1 deg. 30 min. north of east 200 feet to the starting point and being a part of said SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 19.

Also begin at the intersection of Alabama Highway # 25 western right of way and the southern boundary line of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 19; thence west 1 deg. 30 min. north 200 feet; thence north 29 deg. west 100 feet to the starting point of the following described lot: thence north 29 deg. west 150 feet; thence west 1 deg. 30 min. north 100 feet; thence south 29 deg. east 150 feet; thence east 1 deg. 30 min. south 100 feet to the starting point.

Also beginning at the intersection of Ala. Highway # 25 western right of way and the southern boundary line of SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 19; thence north 29 deg. west along said highway right of way 250 feet to the starting point of the following described lot: thence west 1 deg 30 min. north 300 feet; thence easterly 280 feet to the intersection of Highway No. 25 western right of way; thence south, 29 deg east along said right of way 111 feet to the starting point of the lot herein excepted. Begin a part of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 19.

There is also excepted herefrom the following lot owned by M.H. and Jimmie McGuire: Begin at intersection of Ala. Highway #25 Western R/O/W and So. boundary of SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Sec.19, Tp.18, R. 2E.; th. W. 1deg. 30'No. 200ft. to beg. pt.; th. No. 29deg. W. 100ft.; th. W. 1deg.30'No. 100 ft.; th. S. 29deg. E. 100ft.;th.E.1deg.30' S. 100ft.to beg. point.

This deed is executed for the purpose of correcting the defective description contained in that certain deed from the grantors herein to the grantees herein dated September 9, 1958 and recorded in Deed Book 196 page 364 in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA  
SHELBY COUNTY

ACT NO. 769

I hereby certify that no Deed Tax has been collected on this instrument.

Conrad M. Fowler

Judge of Probate

**TAX EXEMPT**



Ex have and to hold To the said L. E. Brasher and Anna Mae Brasher, their

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said L. E. Brasher and Anna Mae Brasher, 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 L. E. Brasher and Anna Mae Brasher, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set OURS hand S and seal S, this 12<sup>th</sup> day of September, 1959.

WITNESSES:

*Francis Warren*

*C. C. Goodwin* (Seal)

C. C. Goodwin

*Floy Goodwin* (Seal)

Floy Goodwin

(Seal)

(Seal)

The State Of Alabama

SHELBY County

I, \_\_\_\_\_,

a Notary Public in and for said County, in said State, hereby certify that C. C. Goodwin and wife, Floy Goodwin 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 12<sup>th</sup> day of September, A.D., 1959.

*Francis Warren*  
Notary Public

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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 16 day of Sept 19 59 at 2 o'clock M. and recorded in Deed Record 202 at page 222 and the Mortgage Tax Deed Tax 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