

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

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100-----DOLLARS-----

to the undersigned grantor s, Willis H. Moore and wife, Vonzelle Moore

in hand paid by Fred Bailey and wife, Elizabeth Peeples Bailey

the receipt whereof is acknowledged we the said Willis H. Moore and wife, Vonzelle Moore

do grant, bargain, sell and convey unto the said Fred Bailey and wife, Elizabeth Peeples Bailey

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

Commence at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 14, Township 21 South, Range 1 West Shelby County, Alabama; thence run North along the east line of the northeast quarter of the southwest quarter a distance of 396.0 feet to the point of beginning of the lands herein conveyed; thence continue in the same direction a distance of 100.90 feet to the south right of way line of the Columbiana-Chelsea highway; thence turn an angle of 48 degrees 27 minutes to the left and run along said right of way line a distance of 420.0' ; thence turn an angle of 67 degrees 30 min. to the left and run a distance of 449.11 feet; thence turn an angle of 115 degrees 00 min. to the left and run a distance of 290.43 feet; thence turn an angle of 39 degrees and 03 min. to the left and run a distance of 492.60 feet to the point of beginning of the lands herein conveyed, all in accordance with a survey of said land completed by Frank W. Wheeler, Alabama Registered Land Surveyor, No. 3385 dated September 14, 1959.

This deed is executed for curative purposes to properly convey the above lands to the grantees herein.

TO HAVE AND TO HOLD, To the said Fred Bailey and wife, Elizabeth Peeples Bailey, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Fred Bailey and wife, Elizabeth Peeples Bailey, their

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except 1959 taxes which are to be paid by grantors before January , 1960;

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 Fred Bailey and Elizabeth Peeples Bailey, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal, this 31st day of October, 1959.

WITNESSES:

Willis H. Moore (Seal)
(Willis H. Moore)
(Seal)
Vonzelle Moore (Seal)
(Vonzelle Moore)
(Seal)

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State of

SHELBY

COUNTY

I, Harris M. Gordon, a Notary Public in and for said County, in said State, hereby certify that Willis H. Moore and wife, Vonzelle Moore 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 31st day of October, 1959.

Harris M. Gordon
(Harris M. Gordon) Notary Public
State at Large, Alabama

STATE OF ALABAMA
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby certify that the within deed was filed in this office for record the 7 day of Dec 1959 at 4 o'clock P.M. and recorded in 121 Record 206 page 12 and examined 12 and the Mortgage Tax of \$ 2.00 Deed Tax of \$ 2.00 has been paid.

Conrad M. Fowler
Judge of Probate

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 7 day of Dec 1959 at 4 o'clock P.M. and recorded in 121 Record 206 at page 361 and the Mortgage Tax 2.00 Deed Tax 2.00 has been paid.

Conrad M. Fowler
Judge of Probate