

480

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

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand Five Hundred and no/100 ----- DOLLARS (\$15,500.00)

to the undersigned grantors Harold F. Miller, Jr. and wife, Ann M. Miller

in hand paid by Frank M. Dixon

the receipt whereof is acknowledged we the said Harold F. Miller, Jr. and wife, Ann M. Miller

do grant, bargain, sell and convey unto the said Frank M. Dixon

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



Lot numbered 19, according to Map and Survey of Mountain View Lake Company, Second Sector, as made by Charles H. Peay, Jr., C. E. dated March 26, 1955, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, page 150, together with improvements thereon.

All minerals and mining rights, including oil and gas are excepted, provided however that the owner of said minerals and mining rights, including oils and gas, shall not have the right to disturb the surface or so conduct any mining or extraction of oil and gas so as to deplete or pollute the water in any well, the Grantee herein may dig.

This conveyance is made subject to certain restrictions on said property more fully set out in that certain instrument recorded in the Probate Office of Shelby County, Alabama, in Volume 172, page 236.

Subject to transmission line permits of record.



TO HAVE AND TO HOLD, To the said Frank M. Dixon, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Frank M. Dixon, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as above stated and taxes for the now current tax year;

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 Frank M. Dixon, his

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

In Witness Whereof, we have hereunto set our hands and seal, s this 25th day of October, 1960.

WITNESSES:

Handwritten signature of a witness, possibly a lawyer.

Harold F. Miller, Jr. (Seal.)
Ann M. Miller (Seal.)

(Seal.)

(Seal.)

BOOK 212 PAGE 76

Harold F. Miller, Jr. and wife,

Ann M. Miller,

TO

Frank W. Dixon

see bill.

WARRANTY DEED

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 26 day of Oct 1960 at 8 o'clock A.M. of 1960 and recorded in Deed Book 212 page 76 and examined 11-1-60 and the Mortgage Tax of \$ 15.50 and the Deced Tax of \$ 15.50 has been paid.
Conrad M. Fowler
Judge of Probate
Fee \$ 1.50

THIS FORM FROM
TITLE GUARANTEE & TRUST CO. 15.50
TITLE INSURANCE - ABSTRACTS 1.50
TRUSTS
BIRMINGHAM, ALABAMA

State of ALABAMA }
JEFFERSON COUNTY }

, a Notary Public in and for said County, in said State,

hereby certify that Harold F. Miller, Jr. and wife, Ann M. Miller, 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 25th day of October, 1960.

Alan D. Bradler
My Commission Expires May 23, 1961 Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 25 day of Oct 1960 at 8 A.M. o'clock, and recorded in Deed Book 212 at page 76 on the 1 day of Nov 1960. Mortgage Tax 15.50 Used Tax 15.50 has been paid.

Conrad M. Fowler
Judge of Probate