

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

State of Alabama

SHELBY

County

912  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and the agreement of grantee to assume the unpaid **DOLLARS** balance on the mortgaged indebtedness from grantors herein to First Bank of Alabaster dated Feb. 20, 1959, recorded in Shelby Co. Probate Office in M. Book 258, p. 483 upon which a balance of \$3,074.15 is unpaid to the undersigned grantors W. Clyde Nelson and wife, Bertie Nelson

in hand paid by Tollie E. Jones

the receipt whereof is acknowledged we the said W. Clyde Nelson and Bertie Nelson

do grant, bargain, sell and convey unto the said Tollie E. Jones

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

A parcel of land situated in the NE 1/4 of SW 1/4, Section 23, Township 21 South, Range 3 West, more particularly described as follows: Commence at the NE corner of said NE 1/4 of SW 1/4 and run thence South 47 deg. 54' West 730 feet to the point of beginning of the land herein described and conveyed; thence South 22 deg. 52' East 249.3 feet; thence South 67 deg. 27' West 278.60 feet to the Easterly right of way of the Montevallo-Siluria Highway; thence North 28 deg. West along the Easterly right of way of said Montevallo-Siluria Highway 235 feet to a point; thence North 64 deg. 30' East 300 feet to point of beginning.

TO HAVE AND TO HOLD, To the said Tollie E. Jones, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Tollie E. Jones, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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

Tollie E. Jones, his

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

In Witness Whereof, we have hereunto set our hand s and seal,

this 22nd day of October, 1960.

WITNESSES:

*W. Clyde Nelson* (Seal.)  
*Bertie Nelson* (Seal.)

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State of ALABAMA

SHELBY

COUNTY

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State,

hereby certify that W. Clyde Nelson and wife, Bertie Nelson

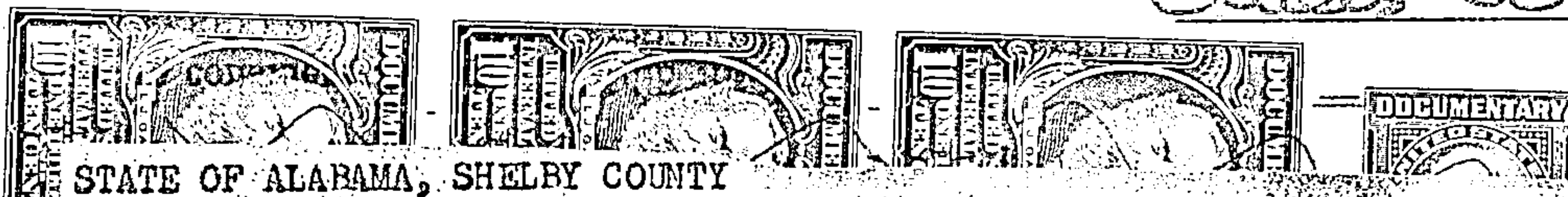
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before

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 22nd day of October, 1960.

*Conrad M. Fowler*  
Notary Public



I, Conrad M. Fowler, Judge of Probate, hereby certify that the within *deed* was filed for record in this office on the 13 day of Nov 1960 at 11 M. o'clock and recorded in Deed Book 212 at page 485 on the 29 day of Nov 1960. Mortgage Tax \_\_\_\_\_ Deed Tax 3.50 has been paid.

*Conrad M. Fowler*