

WARRANTY



State of Alabama

JEFFERSON

County

1039

KNOW ALL MEN BY THESE PRESENTS,

Leimty 244  
page 430

That in consideration of Twelve Thousand and no/100 - - - - - DOLLARS and the assumption of hereinafter described mortgage

to the undersigned grantor s R. J. Mabry, Jr., and Joyce Baker Mabry

in hand paid by Frew & Thomas, Inc.

the receipt whereof is acknowledged we the said R. J. Mabry, Jr., and wife, Joyce Baker Mabry

do grant, bargain, sell and convey unto the said Frew & Thomas, Inc.

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

Beginning at the Northwest corner of Section 33, Township 21, South, Range 2 West, and run thence North along the east line of section 29 a distance of 980.5 feet; run thence south 77 degrees 8 minutes west 794.1 feet to the right of way of the Louisville and Nashville Railroad Company; run thence south 24 degrees 27 minutes east along said railroad right of way a distance of 765.3 feet; run thence north 62 degrees 44 minutes east a distance of 224.2 feet; thence run south 23 degrees 29 minutes east 908.1 feet; run thence north 73 degrees 11 minutes east 249.3 feet to point "A"; run thence south 15 degrees 59 minutes east a distance of 610 feet; run thence north 70 degrees 54 minutes east a distance of 1077 feet; run thence north 19 degrees 44 minutes west along the west right of way line of the Birmingham and Montgomery Highway a distance of 830 feet; run fence north 89 degrees 49 minutes west a distance of 1245.7 feet to the point of beginning, containing 40.25 acres more or less, and being the same lands heretofore conveyed by the Alabama Lime and Stone Corporation to J. E. Reese, as shown by deed recorded in Deed Book 85, Page 24, and also the same lands conveyed by J. E. Reese to E. W. Thompson, as shown of record in Deed Book 83, Page 9, and also the same lands conveyed by E. W. Thompson to Guiseppe Tortorigi, as shown of record in Deed Book 87, Page 49, all in the Office of the Judge of Probate of Shelby County, Alabama .

Grantee assumes and agrees to pay balance of indebtedness secured by mortgage in favor of City Federal Savings & Loan Association in the original amount of \$12,000.00, dated June, 1956.

TO HAVE AND TO HOLD, To the said grantee, its successors

~~heirs~~ and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantee, its successors

~~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

grantee, its successors and ~~heirs~~ and assigns forever against the lawful claims of all persons.

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

this 4th day of November, 1960.

WITNESSES:

*James J. Thomas*  
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*R. J. Mabry, Jr.* (Seal.)  
R. J. Mabry, Jr.  
*Joyce Baker Mabry* (Seal.)  
Joyce Baker Mabry  
----- (Seal.)  
----- (Seal.)

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**WARRANTY DEED**

*Here to show me  
103 35 11/11/60*

*Blom, W.C.*

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 *22* day of *Dec* 19*60* at *11* o'clock *A.M.* and recorded in *Blom* Record *112* page *600* and examined *12* and the Mortgage Tax of \$ *12.00* has been paid. Deed Tax of \$ *12.00*

Fee \$ *1.45* Judge of Probate *Conrad M. Fowler*

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO. *137.00*  
TITLE INSURANCE — ABSTRACTS *1.45*  
TRUSTS *13.45*  
BIRMINGHAM, ALABAMA

State of ALABAMA }  
JEFFERSON COUNTY }

I, J. H. Bynum, a Notary Public in and for said County, in said State,

hereby certify that R. J. Mabry, Jr., and wife, Joyce Baker Mabry 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 4th day of November, 1960.

*J. H. Bynum*  
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 *22* day of *Dec* 19*60* at *11* M. o'clock and recorded in *Blom* Book *112* at page *600* on the *6* day of *Dec* 19*60*. Mortgage Tax *12.00* Deed Tax *12.00* has been paid.

*Conrad M. Fowler*  
Judge of Probate

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