

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

State of Alabama

SHELBY

County

1052
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED AND NO/100

DOLLARS

to the undersigned grantors Lumus Ward and wife, Maggie Ward

in hand paid by Hixie Timmons

the receipt whereof is acknowledged we the said Lumus Ward and Maggie Ward

do grant, bargain, sell and convey unto the said Hixie Timmons

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

Commence at the SW corner of Section 31, Township 20 South, Range 2
East and run North 89 deg. 00' East 420.4 feet to point of beginning;
thence North 1 deg. 00' West 210 feet; thence North 89 deg. 00' East
240 feet; thence South 1 deg. 00' East 210 feet; thence South 89 deg.
00' West 240 feet to point of beginning. Being a part of the West half
of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 31, and containing 1.16 acres.

TO HAVE AND TO HOLD, To the said Hixie Timmons, her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said Hixie Timmons, herheirs 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

Hixie Timmons, her

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

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

this 5th day of December, 1960.

WITNESSES:

Paul A. Miree
Lanice Brasher

Lumus Ward (Seal.)
(Lumus Ward)
Maggie Ward (Seal.)
(Maggie Ward)
(Seal.)
(Seal.)

State of ALABAMA

SHELBY

COUNTY

I, LANICE BRASHER

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

hereby certify that Lumus Ward and Maggie Ward

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 5th day of December, 1960.

Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed
for record in this office on the 2 day of Dec 1960 at 11.00 clock and
recorded in Book 212 at page 672 on the 6 day of Dec 1960.
Mortgage Tax _____ Deed Tax _____ has been paid.

Conrad M. Fowler