

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

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND AND NO/100

DOLLARS

to the undersigned grantor s C. D. Cowart and wife, Frances W. Cowart

in hand paid by Sidney M. Bird Jr

the receipt whereof is acknowledged we the said C. D. Cowart and Frances W. Cowart

do grant, bargain, sell and convey unto the said Sidney M. Bird Jr

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

All of Lot 13 and 13 feet off the South side of Lot 12, according to map of Farris Estates as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, page 13.

TO HAVE AND TO HOLD, To the said Sidney M. Bird Jr, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Sidney M. Bird Jr, 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 Robert E. Gorge, 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 9th day of January, 1961.

WITNESSES:

(C. D. Cowart)

(Frances W. Cowart)

(Seal.)

(Seal.)

(Seal.)

(Seal.)

State of

ALABAMA

SHELBY

COUNTY

I, Warren G. Shirley

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

hereby certify that C. D. Cowart and wife, Frances W. Cowart

whose name s 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 9th day of January, 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 11 day of June 1961 at 2 P. M. o'clock and recorded in deed Book 513 at page 322 on the 17 day of Jan 1961. Mortgage Tax _____ Deed Tax 1.00 has been paid.

Conrad M. Fowler
Judge of Probate

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