

2617

WARRANTY DEED

Shelby County Printing & Publishing Co., Columbiana, Ala.

The State Of Alabama

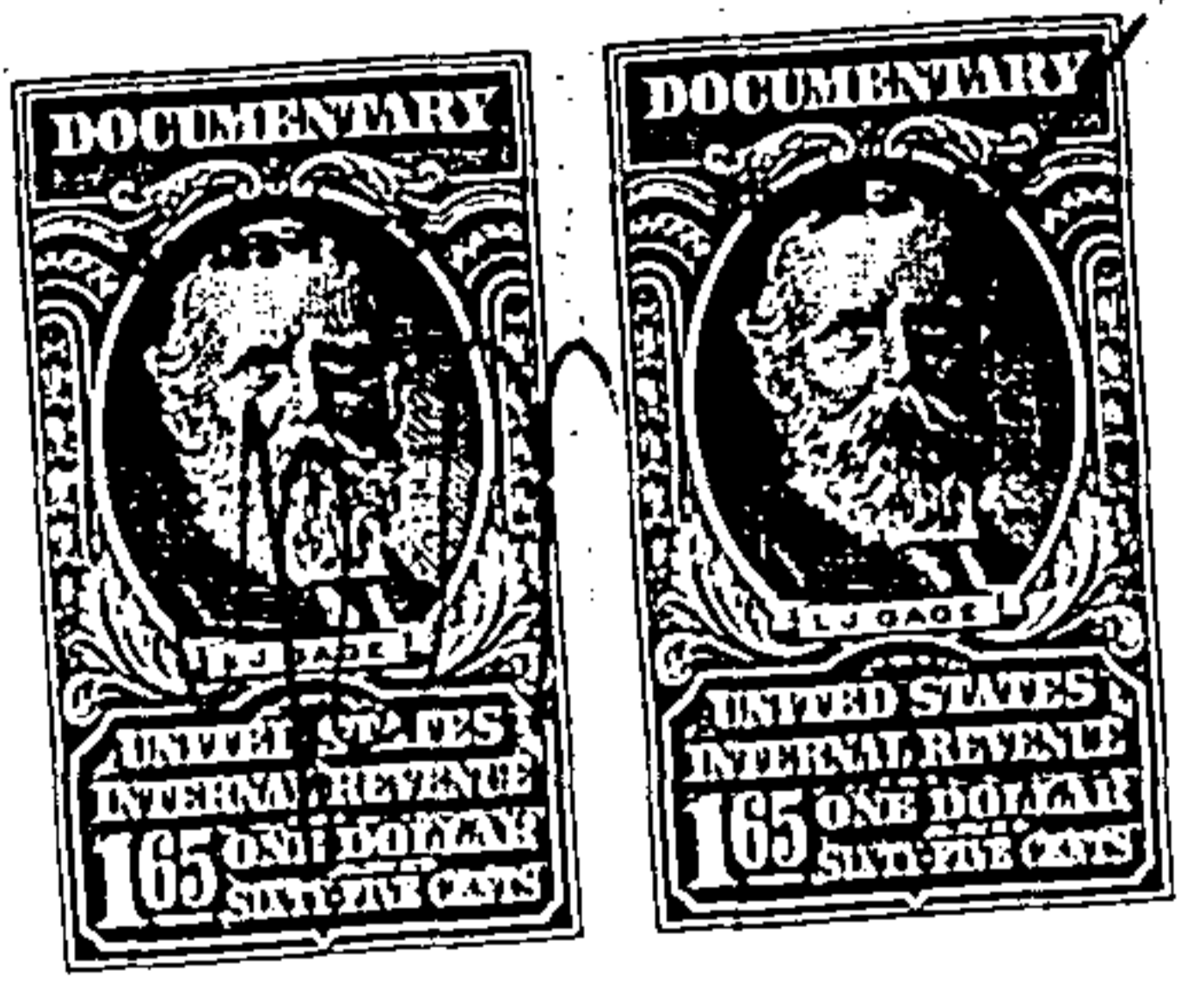
....SHELBY..... County

Know all men by these presents, That in consideration of Three Thousand and no/100 \$ 3,000.00 DOLLARS to the undersigned grantor R. M. Hand and wife Ada Hand in hand paid by C. D. Sims and wife Dorothy V. Sims

the receipt whereof is acknowledged we the said R. M. Hand and wife Ada Hand do grant, bargain, sell and convey unto the said C.D.Sims and wife Dorothy V. Sims

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

A certain plot of land situated in the North Half of the North Half of the North-West quarter of the North-East quarter of Section 17, Township 21 Range 3 West . Beginning at the North East corner, and run South 50 to the point of beginning. Thence run in a Westard direction 45 feet; thence, turning in a South Westard direction run a long the right of way of the Pearless Chhby road 345 feet to the Souther Raild Road Companys right of way; thence turning in a Southerward direction and run 90 feet; thence turning East and run 210 feet; thence turn northy and rund 290 feet North to the point of beginning. Containg one and one half acres more os less Excepting the Mineral rights.



BOOK 21A PAGE 429

To have and to hold To the said C.D.Sims and wife Dorothy V.Sims

heirs and assigns forever.

And we do, for our self and for our heirs, executors and administrators, covenant with the said C.D.Sims and wife Dorothy V.Sims

heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 C.D.Sims and wife Dorothy V.Sims

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

In witness whereof we have hereunto set our hand and seal, this 2 day of March, 1961

WITNESSES:

R.M. Hand (Seal)
Ada Hand (Seal)
..... (Seal)

BOOK 214 PAGE 430

The State Of Alabama }
Shelby County

I, L.G.Nunnally

a Notary Public Ex-Officio Justice of the Peace in and for said County, in said State,

hereby certify that R.M.Hand and wife Ada Hand whose name 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 this conveyance,

have executed the same voluntarily on the day the same bears date. Given under my hand this 2 day of March, A.D. 1961

L.G.Nunnally
N.P.Ex-Officio Justice of the Peace
My Commission expires 1/14/63

FILED 14 MARCH 1961

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 14 day of Mar 1961 at 11 M. o'clock, and recorded in Book 214 at page 429 on the 21 day of Mar 1961. Mortgage Tax _____ Deed Tax 3.00 has been paid.

Conrad M. Fowler
Judge of Probate

..... the grantor
executed the same in presence and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the grantor....., and of the other witness, and that such other witness subscribed name as a witness in presence.
Given under my hand this the day of, A. D., 19.....