

TR 1-744

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

State of Alabama

SHELBY

County

2927

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and Love and Affection

~~DOLLARS~~

to the undersigned grantors, William F. Cornelius and wife, Nancy C. Cornelius,

in hand paid by their son, Walter Cornelius,

the receipt whereof is acknowledged we the said William F. Cornelius and wife,
Nancy C. Cornelius

do grant, bargain, sell and convey unto the said Walter Cornelius, subject, however, to the
hereinbelow stated reservation,

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

The East One-half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the
Southwest Quarter ($SW\frac{1}{4}$) and the West One-half ($W\frac{1}{2}$) of the
Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) all
in Section 16, Township 19, Range 1 West, lying in Shelby
County, Alabama, and containing forty (40) acres, more or
less. Subject to all rights-of-way, easements, and encum-
brances of record.

The said grantors herein expressly reserve to and in favor of
themselves, and each of them, a life estate in and to the above described
property, together with all and singular of the improvements thereon, and
the appurtenances thereunto appertaining or in any way belonging.

TO HAVE AND TO HOLD, To the said Walter Cornelius, his
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said Walter Cornelius, his

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

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 Walter Cornelius, his

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

In Witness Whereof, we have hereunto set our hands and seal,
this 27th day of March, 1961

WITNESSES:

William F. Cornelius (Seal.)
Nancy C. Cornelius (Seal.)
(Seal.)
(Seal.)

BOOK 214 PAGE 652

423 42126 1314
WILLIAM F. CORNELIUS and wife,
NANCY C. CORNELIUS

TO

WALTER CORNELIUS

WARRANTY DEED

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 27 day
of March 1961 at 7 o'clock, M.
and recorded in Book 214 at page 152
and the Mortgage Tax of \$ 54
Deed Tax of \$ 32 has been paid

Judge of Probate

Fee \$ 1.65

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

Shelby

COUNTY

I, Loyal Vernon White, a Notary Public in and for said County, in said State,
hereby certify that William F. Cornelius and wife, Nancy C. Cornelius,
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 27 day of March, 1961

My Commission Expires: May 6, 1962, Alabama, State of

Loyal Vernon White
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 27 day of March 1961 at 7 M. o'clock, and
recorded in Book 214 at page 152 on the 27 day of March 1961.
Mortgage Tax 54 Deed Tax 32 has been paid.

Conrad M. Fowler
Judge of Probate