

2752

State Of Alabama,  
Shelby County

Know All Men by These Presents.

In Consideration Of other valuable consideration and One and no/100's (\$1.00) Dollars to the undersigned grantors, Bernice Phillips English and husband, Don English in hand paid by Emma Phillips

the receipt whereof is acknowledged we the said Bernice Phillips English and husband, Don English do

Grant, Bargain, Sell and Convey unto the said Emma Phillips

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

Begin at a point where the South line of the SE 1/4 of NW 1/4 of Section 34, Township 19, Range 2 East, intersects with the Westerly line of the right of way of the Florida Short Route, sometimes known as U. S. Highway #91, and run Northwesterly along said Highway line 1847 feet to the beginning point; thence continue along said Highway line in a Northwesterly direction, 50 feet; thence run in a Southwesterly direction, and perpendicular to said Highway line, 150 feet; thence run in a Southeasterly direction, and parallel with said Highway line, 50 feet; thence run in a Northeasterly direction, and perpendicular to said Highway line, a distance of 150 feet to the point of beginning; all being in the W 1/2 of the NW 1/4 of Section 34, Township 19, Range 2 East.

The grantors herein release, quit claim and convey unto the grantee herein any and all rights of survivorship and rights of joint tenancy in and to the above described property conveyed to the grantor, Bernice Phillips English, under that certain deed from O. S. Benton and wife, Maxie Benton, dated July 10, 1951 and recorded at Page 175 of Deed Book 147, Office of Judge of Probate, Shelby County, Alabama.

To Have And To Hold, to the said Emma Phillips, her

heirs, assigns and successors forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Emma Phillips, her

heirs, assigns and successors, 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 Emma Phillips, her heirs, assigns and successors forever, against the lawful claims of all persons.

In Witness Whereof, we have each hereunto set our hand and seal, this Twenty Eighth day of March, 1961.

WITNESSES:

*[Handwritten signatures of witnesses]*

*[Handwritten signatures of Bernice Phillips English and Don English]*  
Seal  
Seal  
Seal  
Seal

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ACKNOWLEDGMENTS

State Of FLORIDA  
DUVAL County

I, EUSWORTH W. BATES, a Notary Public in and for said County, in said State, hereby certify that Bernice Phillips English and husband, Don English 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 28th day of March, 1961.

*Eusworth W. Bates*  
As Notary Public.  
Notary Public, State of Florida at Large  
My Commission Expires Aug. 22, 1962  
Bonded by American Surety Co. of N. Y.

State Of \_\_\_\_\_  
County \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, came before me the within named

known to me to be the wife of the within named

who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that \_\_\_\_\_ has been paid on the within instrument as required by law.  
CONRAD M. FOWLER  
JUDGE OF PROBATE  
As Notary Public.

State Of \_\_\_\_\_  
County \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, a subscribing witness to the foregoing conveyance, known to me, appeared before me on this day, and being sworn, stated that \_\_\_\_\_, the grantor, voluntarily 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 and official seal this \_\_\_\_\_ day of \_\_\_\_\_

*Conrad M. Fowler*  
As Notary Public.

Warranty Deed  
State of Alabama  
Shelby County  
I *Conrad M. Fowler* hereby certify that the within deed was filed in this office for record on the *22* day of *May* 19*61* at *10* o'clock *A* M., and was duly recorded in Vol. *215* of Deeds, at page *561*, and examined.  
*Conrad M. Fowler*  
Judge of Probate.  
*1.45*  
Digitized and For Sale by Zac Smith, Birmingham, Ala.  
*1.95*

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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 *May* 19*61* at *10* o'clock and recorded in *deed* Book *215* at page *561* on the *22* day of *May* 19*61*. Mortgage Tax \_\_\_\_\_ Deed Tax *20* has been paid.  
*Conrad M. Fowler*  
Judge of Probate