

State of Alabama

SHELBY

County

5718

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration DOLLARS

to the undersigned grantors, Walter Cornelius and wife, Virginia H. Cornelius,

in hand paid by Grace C. Cramer, sister of the said Walter Cornelius,

the receipt whereof is acknowledged we the said Walter Cornelius and wife, Virginia H.

Cornelius,
do grant, bargain, sell and convey unto the said Grace C. Cramer, subject, however, to the here-
inbelow stated reservation, an undivided one-half ($\frac{1}{2}$) interest only in and to
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, and to current year ad valorem taxes.

The intent and purpose of this conveyance is to convey to the said
grantee herein an undivided one-half ($\frac{1}{2}$) interest merely in and to the above des-
cribed real property, which was acquired by the said grantor, Walter Cornelius,
by and through that certain warranty deed recorded in Volume 214, at Page 652, in
the Probate Office of Shelby County, Alabama. This conveyance is expressly made
subject to the life estate reserved within said deed so recorded in said Volume
214, at Page 652, in favor of William F. Cornelius and wife, Nancy C. Cornelius,
who are the natural parents of the said Walter Cornelius and Grace C. Cramer,
grantor and grantee herein, respectively.

TO HAVE AND TO HOLD, To the said Grace C. Cramer, and her
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said Grace C. Cramer and her

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

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 Grace C. Cramer

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

In Witness Whereof, we have hereunto set our hands and seal,

this 12th. day of September, 1961.

WITNESSES:

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Loyal T. White
Elsie G. Brown

Walter Cornelius (Seal.)
Virginia H. Cornelius (Seal.)
(Seal.)
(Seal.)

Walter Cornelius, Atty.
Frank Nelson Bldg.
Birmingham, Alabama

Walter Cornelius and wife,

Virginia H. Cornelius

TO

Grace C. Cramer

WARRANTY DEED

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACT

TRUST

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 Walter Cornelius and wife, Virginia H. 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 12th day of September, 1961.

My Commission Expires:

My Commission Expires May 6, 1963

Loyal Vernon White
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 9-15-61

RECORDED & \$ 50 MTG. TAX
& \$ 50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

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