



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

State of Alabama } 1801
JEFFERSON County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINE THOUSAND (\$9,000.00) - - - - DOLLARS

to the undersigned grantor HESTER J. NICK

in hand paid by J. H. EDWARDS and wife, FRANCES W. EDWARDS

the receipt whereof is acknowledged we the said HESTER J. NICK and wife, BETTY R. NICK

do grant, bargain, sell and convey unto the said J. H. EDWARDS and wife, FRANCES W. EDWARDS

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

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 24 North, Range 12E, except (1) five acres in the NE corner described as: Beginning at the NE corner of said forty and running thence West along the North line 313 $\frac{1}{2}$ feet; thence running South parallel with the East line of said forty 696 feet; thence running East and parallel with the North line of said forty 313 $\frac{1}{2}$ feet to the East Line of said forty; thence running North along the East line of said forty 696 feet to the point of beginning of said five acre tract hereby excepted; and (2) highway right of way; also the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 24 North, Range 12E. All of the above described land being situated in Shelby County, Alabama.

Also, the following described land located in Bibb County, Alabama: All that part of the NE $\frac{1}{4}$ of Section 19, Township 24 North, Range 12E which lies East of the right of way of the Southern Railway, except the following described parcel: Beginning at the point of intersection of the East line of said right of way with the South line of said NE $\frac{1}{4}$ of said Section 19 and running thence East along the South line of said Section 19 a distance of 511 feet; thence running North parallel with the East line of said Section 19 a distance of 511 feet; thence running West parallel with the said South line of said Section 19 to the East line of the right of way of said Southern Railway; thence running Southwardly along said East line of said right of way to the point of beginning of said parcel hereby excepted.

TO HAVE AND TO HOLD, To the said J. H. EDWARDS and wife, FRANCES W. EDWARDS, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said J. H. EDWARDS and wife, FRANCES W. EDWARDS, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except ad valorem taxes for the current tax year,

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

J. H. EDWARDS and wife, FRANCES W. EDWARDS, their heirs, and assigns forever against the lawful claims of all persons.

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

this 29th day of June, 1961.

WITNESSES:

Hester J. Nick

Betty R. Nick

(Seal.)

(Seal.)

... (Seal.)

... (Seal.)

and got into
the river

SHIP FROM NEW
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
Trusts

State of ALABAMA }
JEFFERSON COUNTY }

I, **ESTELLE M. NICK**, a Notary Public in and for said County, in said State,
hereby certify that **HESTER J. NICK and BETTY R. NICK**
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 June, 1961.

John H. Keadie
Notary Public

STATE OF ALABAMA, BIBB COUNTY, Office of Judge of Probate
I hereby certify that the within instrument was filed in this office for
record on the 24 day of July 1960 at 9
o'clock A M. and recorded in
vol. 74 of Deeds G.H. Stacey
page 116 and examined.

**STATE OF ALABAMA
BIBB COUNTY**

I hereby certify that the Privilege Tax has
been paid in the within instrument as requested
by law.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *9/1/92*
18.....
RECORDED & *S/* MTG. TAX
& *S/* DED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

PD. ON THIS INSTRUMENT
Conrad M. Fowler
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY
ACT NO. 707
I hereby certify that no Deed Tax has been col-
lected on this instrument.
John Stouffer

Conrad M. Stouffer
Judge of Probate

"TAX EXEMPT"