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6H-11-60

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

State of Alabama

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,

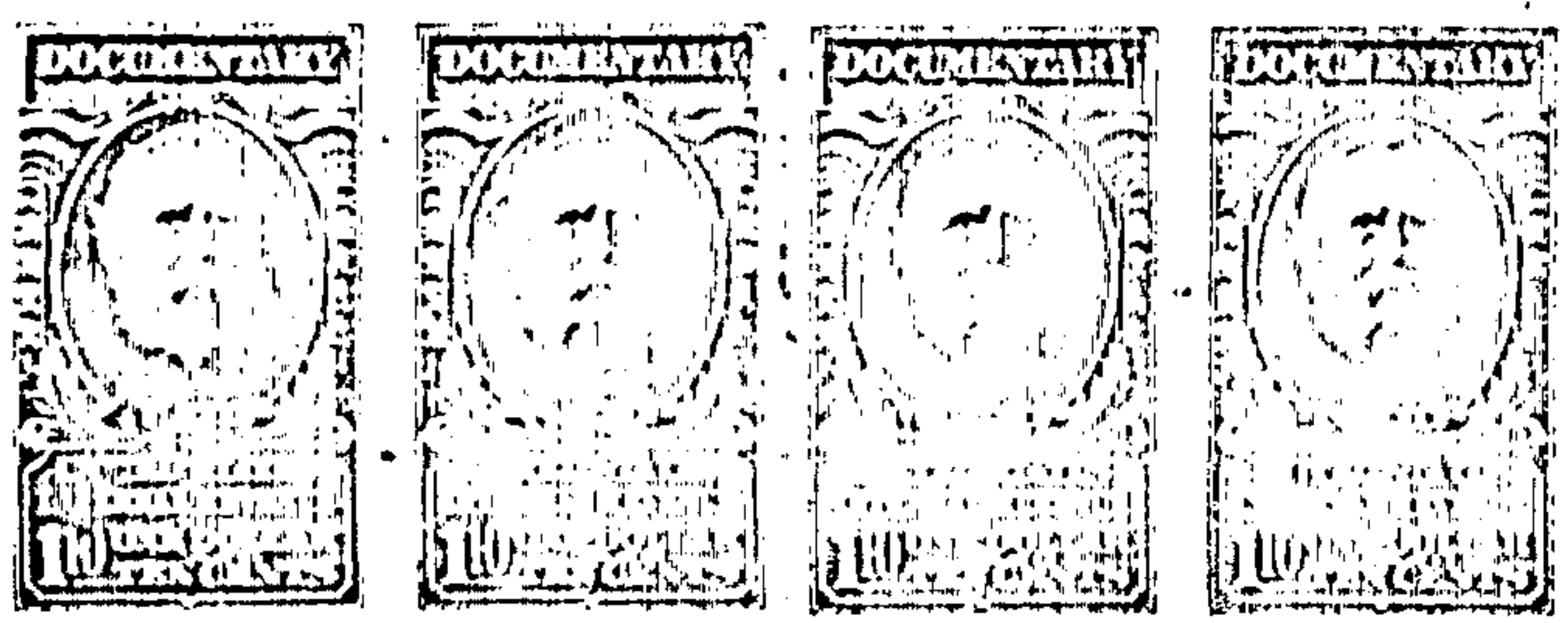
that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said

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 29<sup>th</sup> day of June, 1961.

WITNESSES:

BOOK 218 PAGE 941



*Hester J. Nick* (Seal.)  
Hester J. Nick  
*Betty R. Nick* (Seal.)  
Betty R. Nick  
... (Seal.)  
... (Seal.)



90 words for stamp  
4.00  
19.80  
9.80

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.  
TITLE INSURANCE — ABSTRACTS  
TRUSTS  
BIRMINGHAM, ALABAMA

WARRANTY DEED

TO  
J. H. EDWARDS and wife,  
FRANCES W. EDWARDS

BETTY R. NICK  
HESTER J. NICK and wife,

Ms. J. Mary Oliver  
830 W. 33rd St

State of ALABAMA  
JEFFERSON COUNTY

I, \_\_\_\_\_, 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.

*Johnny Keeler*  
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 1961 at 9  
o'clock A.M. and recorded in  
vol. 74 of Deeds  
page 16 and examined.  
*G.H. Stacy*  
Judge of Probate

STATE OF ALABAMA  
BIBB COUNTY  
I hereby certify that the Privilege Tax has  
been paid on the within instrument as request-  
ed by law.  
\$ 9.00  
*G.H. Stacy*  
Judge of Probate

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 8/4/62  
1-19-19  
RECORDED & \$1 MTG. TAX  
& \$1 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
*Conrad M. Fowler*  
JUDGE OF PROBATE

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that no Deed Tax has been col-  
lected on this instrument.  
*Conrad M. Fowler*  
Judge of Probate  
"TAX EXEMPT"

218 342  
216 342  
212 342