

2174

WARRANTY DEED

Shelby County Printing & Publishing Co., Columbiana, Ala.

The State Of Alabama

SHELBY County

Know all men by these presents, That in consideration of \$1.00 and the love and affection we have for the grantee

~~INDEXED~~

to the undersigned grantor Lawrence Edwards and wife, Ruth Edwards

in hand paid by Cecil Morris Edwards

the receipt whereof is acknowledged we the said Lawrence Edwards and wife, Ruth Edwards

do grant, bargain, sell and convey unto the said

Cecil Morris Edwards

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

N $\frac{1}{2}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 1, Township 20, Range 2 East.

1/2 interest in minerals and mining rights excepted.

There is also conveyed an easement for roadway purposes over a strip of land 20 feet wide leading from the Florida Short Route highway in a northerly direction across SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and across NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 1; said easement running along a roadway which has heretofore been opened and is now in use, the center line of said roadway being the center line of said easement.

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To have and to hold To the said Cecil Morris Edwards, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Cecil Morris Edwards, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Cecil Morris Edwards, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hand and seal, this 13th day of December, 1957.

WITNESSES:

Lawrence Edwards (Seal)
Ruth Edwards (Seal)
(Seal)
(Seal)

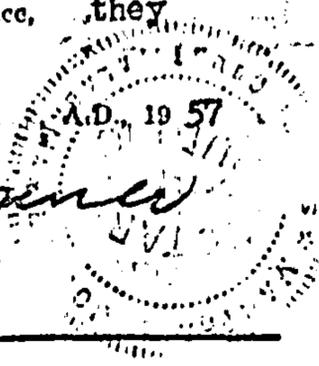
The State Of Alabama
SHELBY County

I, Martha B. Joiner

Notary Public in and for said County, in said State, hereby certify that Lawrence Edwards and wife, Ruth Edwards whose name 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 13th day of December

Martha B. Joiner
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3/31/57
RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

The State Of Alabama
County
JUDGE OF PROBATE I,

in and for said County, in said State, hereby certify that subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that