

4.196

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

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE-HUNDRED and NO/100 DOLLARS and other valuable considerations.*

to the undersigned grantor Freeman Stapp Payne and Wife, Thelma Stone Payne

in hand paid by Mildred E. Albright

the receipt whereof is acknowledged We the said Freeman Stapp Payne and Wife, Thelma Stone Payne

do grant, bargain, sell and convey unto the said Mildred E. Albright, her heirs and assigns,

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

Begin at a small concrete culvert on the east side of the Columbiana-Chelsea paved road in the NW 1/4 of the SW 1/4 of Section 23, Township 20, Range 1 West and run south along said paved road 210 feet; thence east 420 feet; thence north 210 feet; thence west 420 feet, more or less, to the east line of the said Columbiana-Chelsea paved road to the point of beginning, being situated in NW 1/4 of SW 1/4 and NE 1/4 of SW 1/4 of Section 23, Township 20, Range 1 West, Shelby County, Alabama.

(*A portion of the "Other Valuable Considerations" recited above is cancellation of a First Mortgage on above described property, held by grantee from grantor, the unpaid balance of which amounts to \$6,290.00.)

see mtg 267 page 252

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 5/26/62 RECORDED & \$ MTG. TAX & \$ DEED TAX HAS BEEN PD. ON THIS INSTRUMENT.

Conrad M. Fowler JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said Mildred E. Albright and her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Mildred E. Albright, her

heirs and assigns, 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

Mildred E. Albright, her

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

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

this day of May, 1962

WITNESSES:

Freeman Stapp Payne (Seal) (Freeman Stapp Payne) Thelma Stone Payne (Seal) (Thelma Stone Payne)

Mrs. Les Cleveland Victoria Letulle Mrs. Vernon G Letulle

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