

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

State of Alabama

SHELBY

County

5346
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -Eleven Thousand Five Hundred and no/100 (\$11,500.00) --- DOLLARS

to the undersigned grantors W.S.Moughon and Katherine L.Moughon; and Nat B.Lynch and Catherine W.Lynch

in hand paid by Vera J.Anderson

the receipt whereof is acknowledged we the said W.S.Moughon and wife, Katherine L.Moughon; and Nat B.Lynch and wife, Catherine W.Lynch

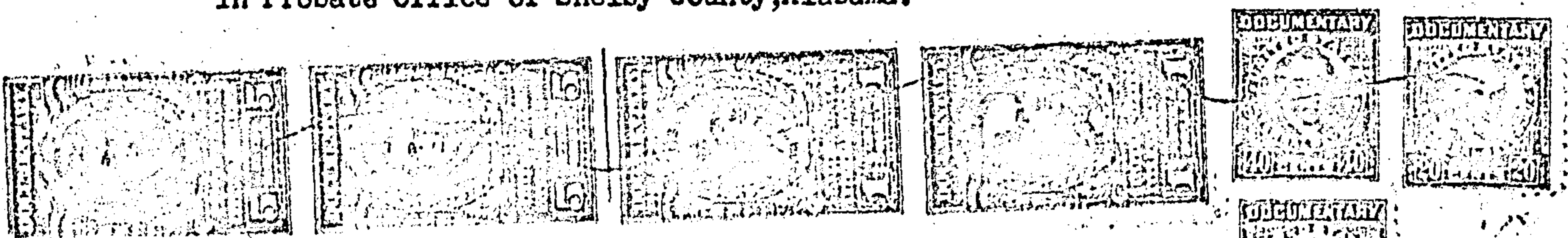
do grant, bargain, sell and convey unto the said Vera J.Anderson

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

All that part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Township 19, Range 2 West, lying South and East of the settlement road, running through the property, containing 15 acres more or less. EXCEPTING Highway right of way. EXCEPTING MINERALS AND MINING RIGHTS.

Subject to rights as shown by deed dated 14th Feby. 1909, and recorded in Deed Book 67, at page 42, the South & North Alabama Railroad Company, reserved "all rights of way, station grounds and all other grounds of land in any of tracts above described now used for railroad purposes by the S & N Ala. R.R. Co. or L & N. R.R.Co. or any branches, sidings, divisions or spur tracts of either of said R.R. or by any other R.R. now owned or operated by the S. & N. Ala. R.R.Co. or the L & N R.R.Co." affecting the subject property as well as other property.

Subject to right of way deed to Shelby County for a public road, as shown by deed dated 22nd Nov. 1955, and recorded in D. Book 177, at page 33, in Probate Office of Shelby County, Alabama.



TO HAVE AND TO HOLD, To the said Vera J.Anderson, and her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Vera J.Anderson, and 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

Vera J.Anderson, and her

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

In Witness Whereof, we have hereunto set our hand s and seal, s
this 25th day of June, 1962.

WITNESSES:

W.S. Moughon (Seal.)
Katherine L. Moughon (Seal.)
Nat B. Lynch (Seal.)
Catherine W. Lynch (Seal.)

TO

WARRANTY DEED

Blount Co. Ala

Wm. J. Anderson
1969 Structural Rd

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. 11.25

TITLE INSURANCE - Abstracts

Trust

Enterprise, Alabama

1.65

1291

State of ALABAMA

JEFFERSON COUNTY

I, the undersigned, , a Notary Public in and for said County, in said State, hereby certify that W. S. Moughon and wife , Katherine L. Moughon; and Nat B. Lynch and wife Cathorino W. Lynch 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 25th day of June, 1962.

E. R. McDavid Jr.
Notary Public

BOOK 221 PAGE 495

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 7/2/62
RECORDED & \$ MTG. TAX
& \$11.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE