

\$ 29.70 Federal Stamp affixed on this deed

Before Noted Land Bank

State of Alabama

2437

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of FIVE THOUSAND DOLLARS & other good and valuable consideration hereinafter named to the undersigned grantors Braxton Baker & wife, Shirley H. Baker; O. L. Baker & wife, Theresa F. Baker; N. K. Waites and wife, Elsie B. Waites

in hand paid by Cloverleaf Creamery Company, a Corporation

the receipt whereof is acknowledged we the said Braxton Baker & Shirley H. Baker; O. L. Baker and Theresa F. Baker; N. K. Waites and Elsie B. Waites

do grant, bargain, sell and convey unto the said Cloverleaf Creamery Company, a Corporation

the following described real estate, situated in Shelby County, Alabama,

to-wit:

The Northwest Quarter; the Northeast Quarter; the Southeast Quarter; the North one-half of the Southwest Quarter; and 10 acres taken evenly off the East side of the South one-half of the Southwest Quarter, all lying and being in Section 15, Township 20 South, Range 2 East, and also all of fractional Section 22, Township 20 South, Range 2 East, lying North and East of Coosa River, being the same property conveyed to B. George by Deed Vol. 158, p. 594, and subsequently conveyed by B. George to Braxton Baker, O. L. Baker & N. K. Waites by deed Vol. 182, page 144 in the Probate Office of Shelby County, Alabama.

SUBJECT to right of way for road 66 feet wide lying 33 feet on each side of the center line thereof and being a part of the SE $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 15, Township 20 South, Range 2 East and containing 5.13 acres, more or less, and subject to transmission line to Alabama Power Company recorded in Deed Book 107, page 267 and in Deed Book 141, page 164 in the office of the Probate Judge of Shelby County, Alabama. Also, subject to mortgage recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 245, page 364 and mortgage recorded in Mortgage Book 245, page 353 in said Probate Office, Shelby County, Alabama.

As a part of the consideration for this conveyance hereof, grantee assumes and agrees to pay and does by these presents assume the mortgaged indebtedness evidenced by mortgage to the Federal Land Bank of New Orleans dated August 28, 1956, recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 245, page 364; and as a further part of the consideration for this conveyance, grantee agrees to assume and does by these presents assume the unpaid balance secured by that certain mortgage dated September 1, 1956 to B. George, recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 245, page 353.

TO HAVE AND TO HOLD, To the said Cloverleaf Creamery Company, a Corporation, its successors ~~heirs~~ and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Cloverleaf Creamery Company, a Corporation, its successors

~~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

Cloverleaf Creamery Company, a Corporation, its successors ~~heirs~~ and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal this 20th day of March, 1963.

WITNESSES:

Braxton Baker (SEAL)
Shirley H. Baker (Seal.)
O. L. Baker (Seal.)
Theresa F. Baker (Seal.)
N. K. Waites (Seal.)
Elsie B. Waites (SEAL)

BOOK 224 PAGE 950

RETURN TO:

TO

Vol 912

Blair Allen

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE

CORPORATION

Title Insurance

BRIDGEMAN ALA

DEED TAX \$ 37.60

RECORD FEE \$ 1.11

TOTAL \$ 38.71

State of ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Braxton Baker & wife, Shirley H. Baker; O.L. Baker & wife, Theresa F. Baker; N. R. Waites & wife, Elsie B. Waites 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 20th day of March,

My com. Expires April 15, 1963

Notary Public.

STATE OF ALA. SHELBY CO.
PROPERTY TAX
WAS PAID

RECORDED & S. M. T. TAX
COUNTY DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

State of

General Acknowledgment

I, hereby certify that, a Notary Public in and for said County, in said State, whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of

A. D., 19

Notary Public.

State of

COUNTY

Separate (and General) Acknowledgment by Wife

I, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named who is known to me to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this day of

, 19

Notary Public.