



579

THE STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, Rosa Ann Mixon, a single woman, and Mary Lee Mixon Deas and husband Alfred Deas and Robert Mixon, Jr. and wife Dorothy Mixon, for and in consideration of Sixteen Hundred & No/100 Dollars (\$1,600.00) to us paid in hand by John Cole and Nettie Cole, husband and wife, the receipt whereof is hereby acknowledged do grant, bargain, sell and convey unto the said John Cole and Nettie Cole the following described property, to-wit:

That certain lot of land described as beginning at the Southwest corner of a tract or parcel of land heretofore known as the M. S. Carter land and deeded to M. S. Carter by Willoby Seale, run thence North 210 feet, thence West 210 feet, thence South 210 feet to the point of beginning, and containing one (1) acre, more or less, and being the same lands deeded by Willoby Seale and wife Sarah S. Seale to Ella Carter, May 22, 1890, recorded in Deed Book Volume 13, page 572 in the Office of the Judge of Probate of Shelby County, Alabama, and also being the same land conveyed by Ella Carter to J. H. Keith December 21, 1899, and conveyed by J. H. Keith to Ida E. Sturdivant on March 11, 1905.

or

ALSO, one (1) lot/ parcel of land in or near the town of Shelby, Alabama, bounded and described as follows: Beginning at the Northeast corner of the Ella Carter Lot, being the same land and lot as described above, and running thence North 926 feet; thence 318 feet West; thence South 1176 feet; thence East 105 feet; thence North 210 feet; thence East 210 feet to the point of beginning, and containing six (6) acres, more or less. Said lot having been conveyed by Sarah S. Seale to A. C. McAdams by deed dated December 29th, 1896, and conveyed by Joseph L. Peters to Ida E. Sturdivant on March 11, 1905.

All of the above described lands being in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 22, Range 1 West,

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the same unto the said John Cole and Nettie Cole, their heirs and assigns, forever. And we do for ourselves and our heirs, executors and administrators covenant with the said John Cole and Nettie Cole, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrance, and that we have a good right to sell and convey the said property; that we will and our heirs, executors and administrators shall warrant and defend the same to the said John Cole and Nettie Cole, their heirs, executors and assigns forever, against the lawful claims of all persons whatsoever.

We hereby certify that the grantors herein constitute all the heirs at law of Robert Mixon and wife Elva Groce Mixon, both deceased, and all of the grantors herein are over the age of twenty-one years.

Given under our hands and seals this 4th day of March, 1963.

Rosa Ann Nixon (SEAL)
Rosa Ann Nixon

Mary Lee Nixon Deas (SEAL)
Mary Lee Nixon Deas

Alfred Deas, Jr. (SEAL)
Alfred Deas

Robert Nixon, Jr. (SEAL)
Robert Nixon, Jr.

Dorothy Nixon (SEAL)
Dorothy Nixon.

STATE OF ALABAMA)

FRANKLIN COUNTY)

I, Gladys Z. Swindle, a Notary Public in and for the State of Alabama, at Large, do hereby certify that Rosa Ann Nixon, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 1963.

Gladys Z. Swindle
Notary Public.

My commission expires March 10, 1964.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/28/63
RECORDED & S. INTG. TAX
& 2.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

STATE OF New York
COUNTY OF New York

I, Josephine C. Braxton, a Notary Public in and for said County, in said State, do hereby certify that Mary Lee Nixon Deas and husband Alfred Deas and Robert Nixon, Jr. and wife Dorothy Nixon, 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 9th day of March, 1963.

SEAL

Josephine C. Braxton
Notary Public.

My commission expires March 30, 1964

JOSEPHINE C. BRAXTON
NOTARY PUBLIC, STATE OF NEW YORK
NO. 31 - 5430450
QUALIFIED IN NEW YORK COUNTY
COMMISSION EXPIRES MARCH 30, 1964