

2226

State of Alabama

Shelby COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of Eight Thousand, Five Hundred & no/100 (\$8,500.00) DOLLARS to the undersigned grantors, Ralph M. Aland and Jack Aland,

in hand paid by Bruce C. Martin,

the receipt whereof is acknowledged, we, the said Ralph M. Aland and wife, Jeanette W. Aland, and Jack Aland and wife, Ellen B. Aland,

do grant, bargain, sell and convey unto the said Bruce C. Martin

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

to-wit: The NE 1/4 of SE 1/4, except 11 acres off North side; Also all that part of NW 1/4 of SE 1/4 lying East of Old right of way of Birmingham-Montgomery Highway No. 31, except 2 acres on North side; all in Section 4, Township 22 South, Range 2 West; Shelby County, Alabama.

This conveyance is made subject to:

- 1. Taxes due in year 1964, which grantee assumes and agrees to pay.
- 2. Right of way to Ala. Power Co. recorded in Deed Bk. 188, Pg. 66.
- 3. Right of way to American Tel. & Tel. Co., recorded Deed Bk. 198, Pg. 333.
- 4. Right of way for highway in favor of State of Alabama, as shown by Deed Book 198, Pg. 63, and Deed Book 198, Pg. 309.
- 5. Any part of said property embraced in deed to State of Alabama and release from damages set out therein, recorded in Deed Book 227, Pg. 673.
- 6. Any rights under option dated Dec. 16, 1957, in favor of State of Ala. to purchase and remove chert from said property for use in construction of road project 1-202-2(6).
- 7. Any part of said property embraced within any publicly existing highway right of way.

TO HAVE AND TO HOLD, To the said Bruce C. Martin, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Bruce C. Martin, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as herein noted; 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 Bruce C. Martin, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal S this 15 day of January, 1964.

WITNESSES:

Ralph M. Aland (Seal.)
Jeanette W. Aland (Seal.)
Jack Aland (Seal.)
Ellen B. Aland (Seal.)

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Geo Wtcher, 2230 3rd Ave. No, B'ham, Ala.
RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION

Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

9.50

State of Alabama

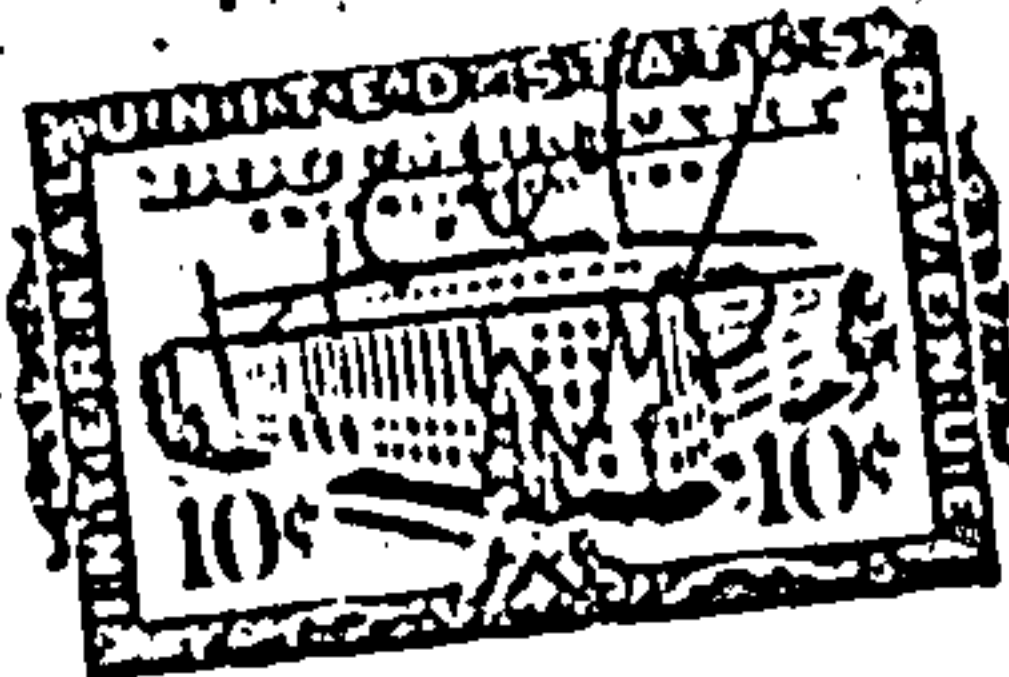
General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Ralph M. Aland and wife, Jeanette W. Aland and Jack Aland and
wife, Ellen B. Aland, 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 15 day of January A. D., 19 64.

Reyena Carnathan
Notary Public.



STATE OF ALA SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
1/22/64
RECORDED & TAX
& \$8.50 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. J. ...
JUDGE OF PROBATE