

4558

see entry 288
page 294

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

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Five Hundred and no/100 - - - - - DOLLARS and the execution of a purchase money mortgage in the amount of Seventeen Thousand Eight Hundred Ninety Eight and 02/100 Dollars (\$17,898.02) to the undersigned grantor J. O. Franklin

in hand paid by Joe A. Scotch

the receipt whereof is acknowledged we the said J. O. Franklin and wife, Deacy Franklin

do grant, bargain, sell and convey unto the said Joe A. Scotch

the following described real estate, situated in Shelby

County, Alabama, to-wit: all my interest being an undivided 1/2 interest in and to the following described property viz:

The N1/2 of the SE1/4 of Section 7; N1/2 of NW1/4 and SE1/4 of NW1/4 of Section 8; Also the following lands with mineral and mining rights excepted:

The S1/2 of NE1/4; NE1/4 of NE1/4 and SE diagonal half of NW1/4 of NE1/4 Section 7; and the SW1/4 of NW1/4 of Section 8; all in Township 18 South Range 1 East.

Also that part of the NW1/4 of the SW1/4 lying north of Spring Branch in Section 8, Township 18, Range 1 East.

Situated in Shelby County, Alabama

Except from the above described property: Easements to Alabama Power Company as shown by instruments recorded in Deed Book 131, Page 197, Deed Book 93, page 422 and Deed Book 142, page 268, in the Probate Office of Shelby County, Alabama; Any part of the subject property acquired by Shelby County, Alabama under condemnation proceedings as shown in Probate Minute Record 21, page 323, in the Probate Court of Shelby County, Alabama; That part of the NE1/4 of the SE1/4 of Section 7, Township 18, Range 1, East, conveyed to Pleasant Ridge Baptist Church of Dunnavent by deed recorded in Deed Book 203, page 162, in the Probate Office of Shelby County, Alabama; Mineral and mining rights as contained in instrument recorded in Deed Book 24, page 422, in the Probate Office of Shelby County, Alabama.

This Deed is executed subject to two mortgages one from Joe A. Scotch and J. O. Franklin and wives to Mary Farnette recorded in Vol. 282 at page 519 and one from J. O. Franklin to Joe A. Scotch, Jr. recorded in Vol. 282 at page 686.

TO HAVE AND TO HOLD, To the said Joe A. Scotch, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Joe A. Scotch, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; 1964 taxes and above mortgages

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 Joe A. Scotch, his

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

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

this 26th day of May, 1964.

WITNESSES:

J. O. Franklin (Seal.)
Deacy Franklin (Seal.)
(Seal.)
(Seal.)

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Return To: A Scotch
1724-114200 At Home etc

TO

WARRANTY DEED

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

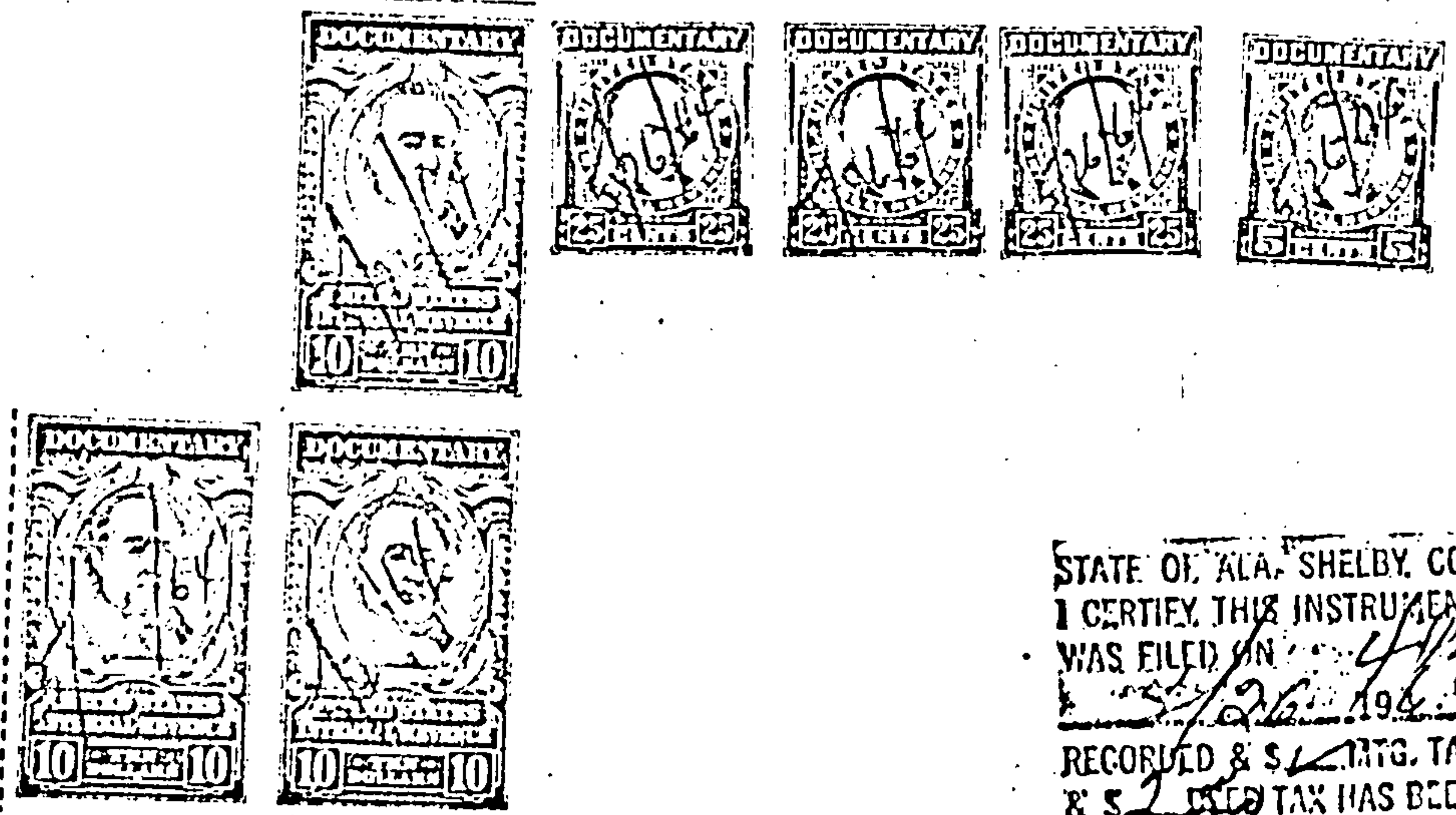
2.4.1
1.4.1
9.9.5

State of Alabama }
Jefferson COUNTY }

I, Olin M. Hughes, a Notary Public in and for said County, in said State,
hereby certify that J. O. Franklin and wife, Deacy Franklin
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 26th day of May, 1964.

Olin M. Hughes
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 5/26/64
RECORDED & \$1.00 MTG. TAX
& \$2.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Correll M. Fowler
JUDGE OF PROBATE

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