

5849

State Of Alabama,

Know All Men by These Presents,

SHELBY County

In Consideration Of One (\$1.00) and-----00/100----- Dollars

to the undersigned grantor R. M. Hand and wife, Ada Hand

in hand paid by C. D. Sims and wife, Dorothy V. Sims

the receipt whereof is acknowledged We the said R. M. Hand and wife, Ada Hand

do

Grant, Bargain, Sell and Convey unto the said C. D. Sims and wife, Dorothy V. Sims

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

From the Northeast corner of the NW 1/4 of the NE 1/4 of Section 17, Township 21 South, Range 3 West run Southerly along the East boundary line of the said NW 1/4 of the NE 1/4 of Section 17, Tsp. 21S., R. 3W. for 50.0 feet to the point of beginning of the land herein described; Thence turn an angle of 95 Degrees, 35 Minutes to the right and run in a Northwesterly direction for 45.0 feet; Thence turn an angle of 48 Degrees, 28 Minutes to the left and run Southwesterly for 321.35 feet, more or less, to a point on the North Right of Way line of the Southern Railroad; Thence turn an angle of 100 Degrees, 43 Minutes to the left and run Southeasterly along the North R.O.W. line of said Southern Railroad for 98.85 feet; Thence turn an angle of 34 Degrees, 46 Minutes to the left and run Easterly 200.84 feet, more or less, to a point on the East boundary line of the NW 1/4 of the NE 1/4 of Section 17, Tsp. 21S., R. 3W.; Thence turn an angle of 91 Degrees, 38 Minutes to the left and run Northerly along the East boundary line of the NW 1/4 of the NE 1/4 of Section 17, Tsp. 21S., R. 3W. for 278.5 feet to the point of beginning.

This land being a part of the N 1/2 of the N 1/2 of the NW 1/4 of the NE 1/4 of Section 17, Township 21 South, Range 3 West and being 1.14 acres, more or less. MINERAL RIGHTS EXCEPTED.

The purpose of this Deed is to correct errors in the description of the Deed from the Grantors herein to the Grantees herein dated March 2nd., 1961, and recorded in Deed Book 214, Page 430 in the Probate Office of Shelby County, Alabama.

To Have And To Hold, to the said C. D. Sims and wife, Dorothy V. Sims their heirs, assigns and successors forever.

And We do, for Ourselves and for Our heirs, executors and administrators, covenant with the said C. D. Sims and wife, Dorothy V. Sims, their heirs, assigns and successors, that We 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 C. D. Sims and wife, Dorothy V. Sims, Their heirs, assigns and successors forever, against the lawful claims of all persons.

In Witness Whereof, We have each hereunto set Our hand and seal, this day of Aug 6, 1964

WITNESSES:

R. M. Hand
Ada Hand

Seal
Seal
Seal
Seal

BOOK 231 PAGE 652

ACKNOWLEDGMENTS



I, Carolyn Stephens, a Notary Public in and for said County, in said State, hereby certify that C. D. & Dorothy V. Jones whose name 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 6th day of Aug 1961

Carolyn Stephens As Notary Public.

Commission expires 10/2/67

State Of County

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of 19 , came before me the within named

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 that she signed the same 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 the day of

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 8/16/61 RECORD & DEED INSTRUMENT TAX ED. ON THIS INSTRUMENT. Corcoran M. Sculer JUDGE OF PROBATE As Notary Public.

State Of County

I, , a Notary Public in and for said County, in said State, hereby certify that , a subscribing witness to the foregoing conveyance, known to me, appeared before me on this day, and being sworn, stated that , the grantor, voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that . attested the same in the presence of the grantor , and of the other witness, and that such other witness subscribed name as a witness in presence. Given under my hand and official seal this day of

As Notary Public.

Jack T. BOOK 231 PAGE 653

TO Warranty Deed State of Alabama County

I hereby certify that the within deed was filed in this office for record on the day of 19 , at o'clock M., and was duly recorded in Vol. of Deeds, at page , and examined. Judge of Probate.

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