

6843

WARRANTY DEED

Shelby County Printing & Publishing Co., Columbiana, Ala.

The State Of Alabama

SHELBY County

Know all men by these presents, That in consideration of ONE and NO/100, and other valuable considerations, DOLLARS

to the undersigned grantor s Tom Lee and wife, Nell Lee, in hand paid by Mary Nell Lee Littlefield and husband, Joe E. Littlefield,

the receipt whereof is acknowledged we the said Tom Lee and wife, Nell Lee, do grant, bargain, sell and convey unto the said Mary Nell Lee Littlefield and husband, Joe E. Littlefield,

the following described real estate situated in Shelby County, Alabama, to-wit: that certain parcel of land described as commencing at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 12, Township 20, South, Range 3 West, and run thence West along the North line of said Southeast Quarter of the Southwest Quarter of said Section 12, for a distance of 266.87 feet to the East right of way line of United States Highway No. 31, as now surveyed and located; thence turn an angle of 63 degrees and 44.5 minutes to the left and run in a Southerly direction along the East right of way line of said United States Highway No. 31, as now located, for a distance of 142.5 feet to the point of beginning of the land herein described and conveyed; Thence turn an angle of 94 degrees to the left and run for a distance of 351.40 feet; thence turn an angle of 68 degrees and 20 minutes to the right, and run for a distance of 176.09 feet; thence turn an angle of 115 degrees and 45 minutes to the right and run for a distance of 425.64 feet, more or less, to the East right of way line of said United States Highway No. 31, as now surveyed and located; thence turn an angle of 89 degrees and 55 minutes to the right and run in a Northerly direction for a distance of 129.6 feet, more or less, to the point of beginning, and being a part of the Southeast Quarter of the Southwest Quarter of Section 12, Township 20, South, Range 3 West, and containing 1.363 acres, more or less, and situated in Shelby County, Alabama.

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To have and to hold To the said Mary Nell Lee Littlefield and husband, Joe E. Littlefield, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Mary Nell Lee Littlefield and husband, Joe E. Littlefield, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Mary Nell Lee Littlefield and husband, Joe E. Littlefield, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hand and seal, this 29th. day of September, 19 56.

WITNESSES:

[Handwritten signature]

[Handwritten signature] (Seal)
(Tom Lee)

(Seal)

[Handwritten signature] (Seal)
(Nell Lee)

(Seal)

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The State Of Alabama
SHELBY County

I, John P. Lee,

a Justice of the Peace, in and for said County, in said State, hereby certify that Tom Lee and wife, Nell Lee, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 29th. day of September, A.D., 19 56.

[Handwritten signature]
Justice of the Peace, Shelby County, Alabama.



The State Of Alabama
County

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/1/56
RECORDED & INDEXED
& \$50.00 DEED TAX PAID
PD. ON THIS INSTRUMENT.

a ... in and for said County, in said State, hereby certify that ... subscribing witness to the foregoing conveyance, known to me, appeared before me 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 this the ... day of ... A. D., 19 ...