

1895

WARRANTY DEED

THE STATE OF ALABAMA

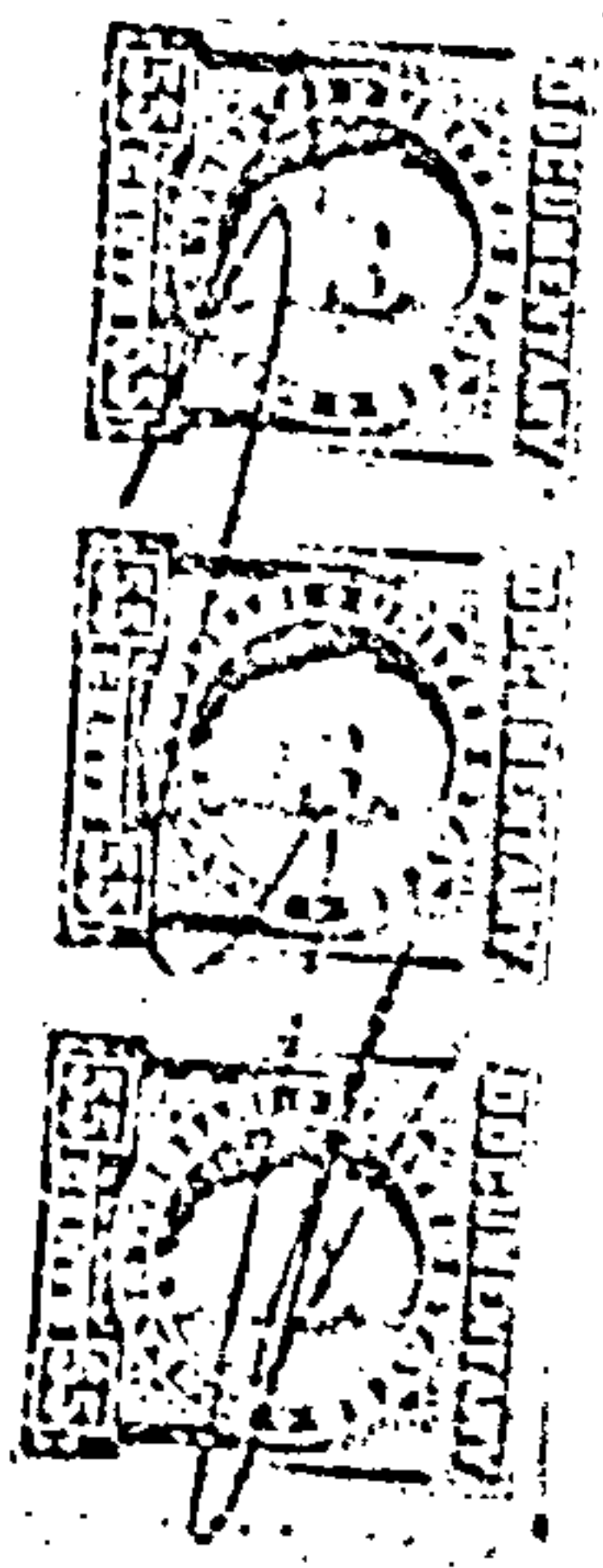
ST. CLAIR COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One dollar and other good and valuable consideration (\$1.00) Dollar and the assumption of a mortgage and note executed on February 19, 1957 by the grantors herein to Flora C. Perkins, which mortgage and note secured an indebtedness of \$1,334.08 due to Flora C. Perkins by the grantors herein, to the undersigned grantors, George Partridge and wife, Martha Sue Partridge, in hand paid by George Clark and Geraldine Clark, the receipt whereof is acknowledged we the said George Partridge and wife, Martha Sue Partridge, do grant, bargain, sell and convey unto the said George Clark and wife, Geraldine Clark the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 5, Township 18, South, Range 2 East, thence North 53 degrees and eleven minutes west 823 feet to the iron stake at the forks of the Howard and Davis Roads, as a point of beginning of the following described tract of land, thence along Howard Road South 9 degrees East, 303 feet to stake, thence North 52 degrees and forty minutes west, 425 feet to stake on the east side of Pumpkin Swamp Road, thence 32 degrees and 45 minutes east, 210 feet along the east side of Pumpkin Swamp to a stake in the forks of Roads, thence along the South side of Davis or Howard Road 52 degrees and 40 minutes east 222 feet to iron stake at the point of beginning, containing 1.555 acres of land in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 5, Township 18 South, Range 2 East, and

For for point of starting the Southeast corner of the Northeast quarter of the Southeast Quarter, Section 5, Township 18, Range 2 East, Huntsville Meridian; thence North 21° 22', West 506 feet to an iron stake on South side of Davis Road, point of beginning of the lands herein conveyed; thence South 49° West 548 feet to a white oak tree on the east side of Howard Road; thence along Howard Road north 9° west 389 feet to iron stake at fork of Howard and Davis road; thence along the South side of the Davis road South 87° East 475 feet to an iron stake to the point of beginning, containing 2.079 acres and being a part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama.

Being the same lands conveyed by Young Davis and Ella Davis to A. E. Davis on 9th day of April, 1946, as evidenced be deed recorded in the Probate Office of Shelby County in Deed Record Volume 151, at Page 150, said lands being in the shape of a triangle and being bounded on the North by Davis public road and on the East by Young Davis lands and on the West by Howard Public Road



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The grantors herein, by the acceptance of this deed hereby assume the indebtedness owed by the grantors herein to Flora C. Perkins which indebtedness is evidenced by a note and mortgage executed by the said grantors herein to Flora C. Perkins on February 19, 1957. Said grantees hereby assume, and promise to pay, the balance of the indebtedness evidenced by said note and mortgage

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said George Clark and wife, Geraldine Clark, their heirs, and assigns forever.

And we do, for our heirs, executors and administrators, covenant with the said George Clark, and wife, Geraldine Clark, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances and that we have a good right to sell and convey the said as aforesaid; that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said George Clark and wife, Geraldine Clark, their heirs, executors and assigns forever, against the lawful claims of all persons.

Given under our hands and seal this 7 day of September, 1957,

WITNESS:

George D. Partridge (L.S.)

Martha Sue Partridge (L.S.)

Robert J. H. H. H. H.

THE STATE OF ALABAMA

ST. CLAIR COUNTY

I, Talmadge H. Fambrough, a Notary Public, in and for said State and County, do hereby certify that George D. Partridge and wife, Martha Sue Partridge, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 seal this 7 day of September, 1957.

Talmadge H. Fambrough
NOTARY PUBLIC

THE STATE OF ALABAMA

ST. CLAIR COUNTY

I, Talmadge H. Fambrough, a Notary Public, in and for said State and County, do hereby certify that on the 7 day of February, 1957, came before me the within named Martha Sue Partridge known to me to be the wife of the within named George D. Partridge 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, constraint, or threats on the part of the husband.

In witness whereof, I hereto set my hand, this 7 day of September, 1957.

Talmadge H. Fambrough
NOTARY PUBLIC

STATE OF ALA. SHELLEY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/2
2/9 1957
RECORDED & 5 REG. TAX
& 6.50 DED. TAX HAS BEEN
PD. ON THIS INSTRUMENT.

C. M. Fairless
JUDGE OF PROBATE

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