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Realty 254  
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## WARRANTY DEED—TITLE GUARANTEE &amp; TRUST CO., BIRMINGHAM, ALABAMA

## State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other good and valuable considerations and the delivery of a purchase money mortgage in the amount of Sixteen Thousand and No/100 (\$16,000.00) Dollars to the undersigned grantor

R. H. Russell

in hand paid by Stephen Luther Tolleson<sup>Jr.</sup> and Rudolph Alton Tolleson

the receipt whereof is acknowledged we the said R. H. Russell and wife, Carol M. Russell

do grant, bargain, sell and convey unto the said Stephen Luther Tolleson<sup>Jr.</sup> and Rudolph Alton Tolleson

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

~~County, Alabama~~ to-wit:

E $\frac{1}{2}$  of SE $\frac{1}{4}$  Section 2, Township 22, Range 2 West. SW $\frac{1}{4}$  of Section 1, Township 22, Range 2 West. W $\frac{1}{2}$  of SE $\frac{1}{4}$  of Section 1, Township 22, Range 2 West. 2 $\frac{1}{2}$  Acre tract of land near the NE corner of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 12, Township 22, Range 2 West and described as follows: Commencing at the Elyton Road, thence North with Louis Smith lot 150 yards to corner of same; thence East 70 yards; thence South 70 yards to Elyton Road, thence parallel with said road 70 yards to point of beginning.

The above property is subject to a mortgage dated September 5, 1952, to Jefferson Federal Savings and Loan Association of Birmingham, recorded in Mortgage Book 224, Page 295, in the Office of the Judge of Probate of Shelby County, Alabama, principal balance of said mortgage as of this date, \$7,911.88, which said mortgage is assumed by grantees.

The above property is subject to the privilege of J. C. Sargent, Jr. and his agents and representatives to enter thereon for the purpose of harvesting the oat crop which is now growing. Also the said J. C. Sargent, Jr. is to have the privilege of leaving his cattle on the premises for a period to end not later than the first day of May, 1957, and to leave his farm machinery on the premises until the oat crop has been harvested, but for a period not to extend beyond October 1, 1957.

Grantees agree to assume and pay advalorem taxes due October 1, 1957.

This property is subject to a transmission line permit to Alabama Power Company dated March 20, 1946, recorded in Book 126, Page 133, Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Stephen Luther Tolleson<sup>Jr.</sup> and Rudolph Alton Tolleson, their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Stephen Luther Tolleson<sup>Jr.</sup> and Rudolph Alton Tolleson, their

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except those set out hereinabove,

that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said

Stephen Luther Tolleson<sup>Jr.</sup> and Rudolph Alton Tolleson, their

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

In Witness Whereof, we have hereunto set our hands and seals, this 12th day of April, 1957.

WITNESSES

*R. H. Russell*

*R. H. Russell* (Seal.)  
R. H. Russell

*Carol M. Russell* (Seal.)  
Carol M. Russell

(Seal.)

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*R. H. Russell*  
*Carol M. Russell*

TO

*Stephen Austin McLean*  
*Walter H. Allen*  
*W. B. Russell*

**WARRANTY DEED**

STATE OF ALABAMA,

County.

Office of the Judge of Probate

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 re-  
corded in Volume \_\_\_\_\_ of Deeds  
at page \_\_\_\_\_, and examined.  
\_\_\_\_\_  
Judge of Probate.

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

State of  
JEFFERSON COUNTY

I, R. Bruce Robertson, Jr., a Notary Public in and for said County, in said State,  
hereby certify that R. H. Russell and wife, Carol M. Russell  
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 12th day of April, 1957.

*R. Bruce Robertson Jr.*  
R. Bruce Robertson, Jr. Notary Public

State of  
COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,  
hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, came before me  
the within named \_\_\_\_\_ known to me  
(or made 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 \_\_\_\_\_ day of \_\_\_\_\_

STATE OF ALA., SHELBY CO.,  
NOTARY PUBLIC  
WAS FILED ON 3 PM  
1-19-1967

RECORDED & \$ \_\_\_\_\_ MTG. TAX  
\$ 50 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad M. Fowler*  
JUDGE OF PROBATE



653 THE CITY ROOM

1.45  
1.95  
1.50  
*[Signature]*