

THIS INSTRUMENT PREPARED BY:

NAME: Charles A. J. Beavers

ADDRESS: 2010 City Federal Building
Birmingham, Alabama 35203

1733

WARRANTY DEED

Alabama Title Co., Inc.

State of Alabama

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of Thirty-Eight Thousand and no/100-----DOLLARS (\$40,000.00 of the above purchase price is paid from a mortgage loan closed simultaneously herewith) to the undersigned grantors Travis G. Rogers and husband, Edward B. Rogers

In hand paid by T. E. Bonner and James B. Davis

the receipt whereof is acknowledged we the said Travis G. Rogers and husband, Edward B. Rogers

do grant, bargain, sell and convey unto the said T. E. Bonner and James B. Davis

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

to-wit:

The SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and all that part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ lying West of Montevallo-Siluria Highway right of way, EXCEPT that portion on North side belonging to Floyd L. Hawkins as described in Deed Book 133, on Page 391 and as described in Mortgage Book 206, on Page 427. Also EXCEPTING lot in SE corner belonging to Fred M. Draper, Jr., and Flossie Mae Draper, as described in Deed Book 204, on Page 274, all in Section 23, Township 21 South, Range 3 West. Situated in Shelby County, Alabama.

SUBJECT TO: 1. Taxes due in the year 1969, a lien but not yet payable.
2. Right of way to Alabama Power Company in Deed Book 101, Page 91; Deed Book 101, Page 92; Deed Book 105, Page 24; Deed Book 121, Page 190; Deed Book 130, Page 287; and Deed Book 232, Page 99.
3. Right of way for public road to Shelby County, Ala., in Deed Book 124, Page 209 and Deed Book 124, Page 203.
4. Right of way to Plantation Pipeline Company in Deed Book 112, Page 293 and Deed Book 236, Page 564.

TO HAVE AND TO HOLD, To the said T. E. Bonner and James B. Davis and their

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said T. E. Bonner and James B. Davis and their

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except those listed above

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 T. E. Bonner and James B. Davis and their

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

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

this 24 day of January

1969.

WITNESSES.

Chas. A. J. Beavers

Chas. A. J. Beavers

Travis G. Rogers

Travis G. Rogers

(Seal.)

Edward B. Rogers

Edward B. Rogers

(Seal.)

(Seal.)

(Seal.)

BOOK 256 PAGE 497

Return To: *E. A. J. Beavers*
2010 E. 4th Fed Rd
Birmingham, Ala 35203

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

828
131
434

Judge of Probate

This deed recorded by

ALABAMA TITLE COMPANY, INC.

Agent

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Alabama

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Travis G. Rogers and husband, Edward B. Rogers 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 24 day of January

A.D., 19 69

E. A. J. Beavers
Notary Public.

State of

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of

U.S. DEPT. OF JUSTICE
RECEIVED
JAN 25 1969
NOTARY PUBLIC
JEFFERSON COUNTY, ALA.

State of

COUNTY

Separate (and General) Acknowledgment by Wife

I, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named who is 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 before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and 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

, 19

Notary Public