

3696

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
Twenty-Two Thousand Dollars (\$22,000.00) to the undersigned Grantors,
Frank Coe and Nina Belle Seay, in hand paid by Joe J. Joseph, the receipt
whereof is acknowledged we the said Frank Coe, a widower, and Nina Belle
Seay, a widow, do grant, bargain, sell and convey unto the said Joe J.
Joseph the following described real estate, situated in Shelby County, Alabama,
to-wit:

Part of the NW $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ of Section 20, Township 21
Range 2 West, being more particularly described as follows:
Beginning 888.5 feet North of the SW corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$
of said Section 20, thence Easterly along the North line of the
property conveyed to Wyatt by deed recorded in Deed Book 174,
Page 277 in the Probate Office of Shelby County, Alabama, a
distance of 1325 feet, more or less to the East line of the SE $\frac{1}{4}$
of NW $\frac{1}{4}$; thence Northerly along the East line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$
a distance of 328.4 feet, more or less, to the NE corner of said
 $\frac{1}{4}$ - $\frac{1}{4}$ section; thence Northerly along the East line of the NE $\frac{1}{4}$ of
NW $\frac{1}{4}$ for a distance of 175 feet to the Northwest corner of the
tract conveyed to J. B. Goodwin by deed recorded in Deed Book
83, Page 4 in said Probate Office; thence Northeasterly along the
North line of said Goodwin tract a distance of 275 feet to the
Easterly line of the Old Montgomery Highway; thence Northwesterly
along the Easterly line of said Highway a distance of 680 feet, more
or less to the Southeast corner of the Frost property as conveyed
by deed recorded in Deed Book 138, Page 5 in said Probate Office;
thence Westerly along the South line of said Frost Tract a distance
of 697 feet to point of intersection with the East line of tract
described in Deed Book 79 at Page 615 in said Probate Office, called
the Scott tract; thence Southerly along the said Scott tract to the South-
east corner thereof; thence Westerly along the South line of said
Scott tract a distance of 350 feet to the West line of the NE $\frac{1}{4}$ of
NW $\frac{1}{4}$ at a point 35 feet north of the SW corner of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$;
thence South along the West line of the East one-half of the NW $\frac{1}{4}$
to the point of beginning.

Also conveyed herewith is any and all property of the grantors
herein located in said NW $\frac{1}{4}$ and in said NE $\frac{1}{4}$, whether described
herein or not; including any and all property which the Grantors
herein are in possession of in said two Quarter Sections; also
any rights of Grantors in abutting easements and road rights of
way in said two Quarter Sections.

Subject to:

1. Taxes due in the year 1969.

TO HAVE AND TO HOLD to the said Joe J. Joseph, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Joe J. Joseph, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances except as set forth hereinabove; 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 Joe J. Joseph, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14 day of August, 1969.

Frank Coe

Frank Coe, a widower

Nina Belle Seay

Nina Belle Seay, a widow

STATE OF ALA. SHELLEY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
15 AUG 15 PM 4:14
J.C.C. FILE NUMBER CR
REC. & PAGE SHOWN ABOVE
CORRECTED
NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this 14 day of August, 1969.

SG Rumney
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this 14 day of August, 1969.

SG Rumney
Notary Public