

3954

DEED OF GIFT

STATE OF ALABAMA

SHELBY COUNTY

19750417000018790 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/17/1975 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the love and affection which I, the undersigned Homer M. Whitfield (also known as Homer Whitfield and H. M. Whitfield), bear for my daughter, Virginia W. Watson, and in consideration of the sum of One Dollar (\$1.00) to me in hand paid by Virginia W. Watson, the receipt of which is hereby acknowledged, I, the said Homer M. Whitfield, an unmarried man, hereby give, grant, bargain, sell and convey unto my said daughter, Virginia W. Watson, the following described real estate situated in Shelby County, Alabama, viz:

The Southeast Quarter of the Northeast Quarter of Section 12, Township 18 South, Range 1 East, excepting and reserving therefrom:

1. A tract of land fronting 315 feet on the North right-of-way line of South County Highway No. 43 and extending back 210 feet along the East line of said Southeast Quarter of Northeast Quarter as particularly described in deed to Aderhold recorded in the Probate Office of Shelby County, Alabama in Deed Book 245 at Page 812.
2. A parcel fronting 350 feet on the South right-of-way line of Shelby County Highway No. 43 extending back along the East line of said Southeast Quarter of Northeast Quarter 462 feet, heretofore conveyed to John W. and Virginia W. Watson by deed recorded in said Probate Office in Deed Book 233 at Page 754.
3. 5 acres fronting 409.15 feet on the North right-of-way line of Shelby County Highway No. 43 and extending back along the West line of said Southeast Quarter of Northeast Quarter 662.46 feet, this day conveyed by me to Edna W. and Jerry Ball.
4. A life estate in the grantor, Homer M. Whitfield, for and during his life.

TO HAVE AND TO HOLD to the said Virginia W. Watson, her heirs and assigns forever.

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And I the said Homer M. Whitfield do for myself and for my heirs, administrators and assigns covenant with said Virginia W. Watson, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, that I have a good right to sell and convey the same as aforesaid and that I will and my heirs, executors, administrators and assigns shall warrant and defend the same to the said Virginia W. Watson, her heirs, executors and assigns forever, against the lawful claims of all persons except as hereinabove set forth.

IN WITNESS WHEREOF, I, the said Homer M. Whitfield have hereunto set my hand and seal this 2nd day of November, 1974.

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✓ Homer M. Whitfield
Homer M. Whitfield

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Homer M. Whitfield 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 that he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of November, 1974.

Ormond Somerville
Notary Public

U.C.C. FILE NUMBER ON
REC. BK. & PAGE AS SHOWN
1975 APR 17 PM 10:10
INSTRUMENT WAS FILED
1975 APR 17 PM 10:10
Clerk of Probate
Shelby County, Alabama

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