WARRANTY DEED—FORM 106 PRINTED AND FOR SALE BY ZAC SMITH STATIONERY CO., B'HAM

The State of Alabama

SHELBY COUNTY

30

Know All Men by These Presents, That in consideration of Certain considerations and SEVEN HUNDRED AND FIFTY and 00/100 ---------- DOLLARS

to the undersigned grantor NELSON ARCHER

in hand paid by JOSEPH CLAUDE and VARINA S SMITH

the receipt whereof is acknowledged AND the said NELSON ARCHER

do grant, bargain, sell and convey unto the said JOSEPH CLAUDE AND VARINA S. SMITH

the following described real estate, to-wit Archers Grocery and Westover Post Office Building of 1600 sq. ft. on 50 x 150 ft. lot.

Starting at a point 271 ft N of center of main track of the Atlantic Coast Line RR measured along the W boundary of the Sterrett & Columbiana public road (Shelby 55); going thence in a Westerly direction parallel with the Atlantic Coast Line RR track 150 ft; thence Northerly direction parallel with the Sterrett & Columbiana public road (Shelby 55) 50 ft.; thence in a Easterly direction parallel with the Atlantic Coast Line RR track 150 ft; thence in a Southerly direction; along the W boundary of Shelby 55 fifty ft. to the point of beginning; said station of Westover Post lot being located in and being a part of the NE ¼ of SE ¼ Section 28; Township 19. Range 1 E.

BOOK 319 PAGE 306

19790501000053090 1/2 $.00
Shelby Cnty Judge of Probate,AL
05/01/1979 12:00:00AM FILED/CERT

situated in SHELBY County, Alabama.

To Have and to Hold, To the said JOSEPH CLAUDE and VARINA S SMITH

heirs and assigns forever.

And I do, ~~for them~~ and for their heirs, executors and administrators, covenant with the said JOSEPH CLAUDE and VARINA S SMITH and their heirs and assigns, that property lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 JOSEPH CLAUDE and VARINA S SMITH and their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this 27 day of April, 19 79.

WITNESSES:

Nelson Archer (Seal.)

(Seal.)

(Seal.)

(Seal.)

Joseph Claude Smith
RR 1 Box 128
Sterrett Ala 35147

19790501000053090 2/2 $.00
Shelby Cnty Judge of Probate, AL
05/01/1979 12:00:00AM FILED/CERT

THE STATE OF ALABAMA, }
SHELBY County } I, ...

a NOTARY PUBLIC in and for said County, in said State, hereby certify that NELSON ARCHER 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 this conveyance, and executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 27 day of April A. D. 19 79

Fred M. Stratton

THE STATE OF ALABAMA, }
..... County } I, ...

a ..... in and for said County, in said State, hereby certify that ....., a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that ....., the Grantor ..... voluntarily executed the same in ..... presence, and in the presence of the other subscribing witness, on the day the same bears date; that ..... attested the same in the presence of the Grantor ....., and of the other witness, and that such other witness subscribed ..... name as a witness in ..... presence.

Given under my hand, this ..... day of ..... A. D. 19 .....

.....

BOOK 319 PAGE 307

THE STATE OF ALABAMA, }
..... County } I, ...

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1979 MAY -1 PM 1:16
Judge of Probate

Rec. Tax 1.00
Rec. 3.00
Int. 1.00
5.00

a ..... in and for said County, in said State, hereby certify that on the ..... day of ..... 19 ....., 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 ...., acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this ..... day of ..... A. D. 19 .....

.....

TO

Warranty Deed

THE STATE OF ALABAMA

..... County

I, ...

dge of the Probate Court of said County, hereby rtify that the foregoing conveyance was filed for gistration in this office on the ..... day of ....., 19 ....., and was recorded Vol. ..... Records of Deeds, ges ..... on the ..... days of ....., 19 .....

.....
Judge of Probate.

ecording Fee, $ .....

ate Tax $ .....

INTED AND FOR SALE BY ZAC SMITH STATIONERY CO., B'HAM