Nelson to Duncan

The State of Alabama, Shelby County:
Know all men by these presents, That for and in consideration of the sum of one Thousand dollars to the undersigned grantor Frank Duncan Jr. [Frank Nelson Jr.] in hand paid by Ella Duncan the receipt whereof is hereby acknowledged I do grant, bargain, sell & convey unto the said Ella Duncan, the following described real estate to wit;- One lot in the town of Leeds on the east side of Montgomery St. commencing fronting thirty (30) feet on the Montgomery Avenue & one hundred & fifty (150) feet deep and being known as a part of the south of lot no. 456 in said town of Leeds situated in Shelby County Alabama. To have and to hold to the said Ella Duncan her heirs & assigns forever. And I do for myself heirs executors & administrators covenant with the said Ella Duncan her heirs & assigns that I am lawfully seized in fee simple of said premises;- That that they are free from all incumbrances, and that I have a good right to sell & convey the same as aforesaid, that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Ella Duncan heirs executors and assigns forever against the lawful claims of all persons. Given under my hand and seal, this 8th day of October 1888

Witness;- Frank Nelson Jr. (L.S.)

State of Alabama Shelby County,
I, A. W. Elliott, N. P. & ex. off. Justice of the Peace in & for said County, in said State, hereby certify that Frank Nelson 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 he executed the same voluntarily on the day the same bears date. Given under my hand this 8th day of October 1888-

A. W. Elliott N. P. & ex. off. J. P.

(over)

Filed for record April 21st 1898 and recorded-
D.R. McMillan - Judge of Probate