

THE STATE OF ALABAMA, Shelby COUNTY.

KNOW ALL MEN BY THESE PRESENTS, THAT James Luts & Mattie Luts for and in consideration of Twenty (\$20.00) DOLLARS, to us paid in hand by Martha Phillips the receipt whereof is hereby acknowledged, do Grant, Bargain, Sell and Convey unto the said Martha Phillips the following described property, to-wit:

An undivided interest a part of the NE 1/4 of the SE 1/4 of sec (30) Township (71) Range 4 West. Desigtes as lot No. 1. described as follows beginning at the SE Corner of said section (30) and running North (220) yards thence west (110 yds) thence south (220) yards thence east (110) yards to point of beginning containing firm acres more or less and all the tenements hereditaments and appurtenances to the same the above land and its belonging is sold for the support and maintenance of the Champion Minor Children

situated, lying, and being in the County of Shelby and State of Alabama. To Have and to Hold the Same unto the said Martha Phillips her heirs and assigns, Forever. And we do for us and our heirs, executors and administrators, covenant with the said Martha Phillips her heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all incumbrances; that we have a good right to sell and convey the said property; that we will, and our heirs, executors, and administrators shall, warrant and defend the same to said Martha Phillips her heirs, executors, and assigns, forever, against the lawful claims of all persons whatsoever. Given under our hand and seal, this 22 day of Dec A. D. 1904

ATTEST:

Revenue Stamp to the amount of \$..... on this instrument and cancelled.

James Luts (L. S.)
Mattie Luts (L. S.)
(L. S.)

THE STATE OF ALABAMA, Shelby COUNTY.

I, J. D. Strippling a Justice of the Peace in and for said County, do hereby certify that James Luts & his wife Mattie Luts whose name one signed to the foregoing conveyance, and who one 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, this 22 day of December A. D. 1904 J. D. Strippling

THE STATE OF ALABAMA, _____ COUNTY.

I, _____ hereby certify that _____ a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that _____ the grantor in the conveyance, voluntarily executed the same in his presence, and in the presence of the other subscribing witness, on the day the same bears date; that he attested the same in the presence of the grantor and of the other witness, and that such other witness subscribed his name as a witness in his presence. Given under my hand, this _____ day of _____ A. D. 190_____

THE STATE OF ALABAMA, Shelby COUNTY.

I, J. D. Strippling a Justice of the Peace in and for the County and State aforesaid, do hereby certify that on the 22 day of Dec 1904, came before me the within named Mattie Luts known or made known to me to be the wife of the within named James Luts, who being examined separate and apart from the husband, touching her signature to the within Deed, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband. In Witness Whereof, I hereunto set my hand, this 22 day of December 1904

J. D. Strippling

I Hereby Certify that the within Deed was filed in this office for record, the 20th day of Dec 1904 at _____ o'clock _____ M., and duly recorded in Book 27 of Deeds, _____ page, and examined.

W. Langhorne Judge of Probate.