

WARRANTY DEED.

THE STATE OF ALABAMA,
Shelby County.

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Three hundred twelve and 50/100 DOLLARS,
to the undersigned Grantors J. M. Powers and wife M. J. Powers,
in hand paid by J. D. Ruffin
the receipt whereof is hereby acknowledged, and the said J. M. Powers and wife M. J. Powers,
do Grant, Bargain, Sell and Convey unto the said J. D. Ruffin

the following described Real Estate, to-wit:

One house and lot in Helena Ala. located on the S.E. corner of 2nd Ave. and 3rd Street, commencing at said S.E. cor. of 2nd Ave. & 3rd St. and running South along 3rd St. Seventy five (75) feet, thence East one hundred and forty (140) feet, thence north seventy five (75) feet, to edge of 2nd Ave. thence west along 2nd Ave. and one hundred and forty (140) feet to point of commencement. Said house and lot being in NW 1/4 of SW 1/4 of Sec. 15, T. 22 N., Range 3 West, In Black Tract (20) as located on the map of Helena Ala.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said J. D. Ruffin
his heirs and assigns, forever. And we do for our heirs, executors and administrators, covenant with said J. D. Ruffin his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, and 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 J. D. Ruffin his heirs, executors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hand and seal of this 9th day of December 1895 191

WITNESSES:

J. D. Ruffin

J. M. Powers (L. S.)
M. J. Powers (L. S.)
(L. S.)
(L. S.)
(L. S.)

THE STATE OF ALABAMA,
Shelby County.

in and for said County and State, hereby certify that J. M. Powers 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, this 9th day of December 1895 191
T. H. Griffin J.P.

THE STATE OF ALABAMA,
Shelby County.

in and for said County and State, do hereby certify that on the 9th day of December 1895 191, came before me the within named M. J. Powers known to me to be the wife of the within named J. M. Powers who, being examined separate and apart from the husband touching her signature to the within conveyance, 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 9th day of December 1895 191
T. H. Griffin J.P.

THE STATE OF ALABAMA,
County.

hereby certify that I in and for said County and State, a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being sworn, stated that the Grantor, 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 191

I HEREBY CERTIFY That the within Deed was received in this office for record Feb. 10 191, at o'clock M., and recorded in Deed Record, Vol. 53, page 449, and examined, U. P. Longshore Judge of Probate.
Record Fee, \$