WARRANTY DEED.

THE STATE OF ALABAMA, ——— COUNTY.

Know all Men by these Presents, That for and in consideration of Two Hundred ($200.00) — Dollars, to the undersigned Grantor Kate G. Simmons Jno T. Ellis in hand paid by the receipt whereof is hereby acknowledged, We the said Kate G. Simmons and her husband Jno. C. Simmons do grant, bargain, sell and convey unto the said Jno T. Ellis the following described Real Estate, to wit:

A lot or parcel of land lying and being situate in the Town of Montevallo in Shelby County Alabama and discribed according to the plat of said Town as follows to-wit: A lot bounded on the East by Main street on the North East by the lot known as the Lyman and Davis lot, afterwards owned by Malone & Foster and on the South or South West by Valley Street and also by the Town Common on the South and South West side paid lot hereby being conveyed being known as the old Masonic lot also discribed in a deed from Montevallo Central Lodge No. 70 to Mrs Annie Mahan dated the 30th day of September 1876 and discribed in deed from Annie Mahan to Mrs Kate G. Simmons dated 16th day of April 1890.

situated in Montevallo, Shelby County, Alabama.

To Have and to Hold to the said Jno T. Ellis heirs and assigns, forever. And We do for ourselves and for our heirs, executors and administrators, covenant with said Jno. T. Ellis 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 Jno T. Ellis heirs, executors and assigns, forever, against the lawful claims of all persons.

In Witness Whereof We have hereunto set our hands and seals, this 16th day of December, 1916

WITNESSES: Charles B. Powell

Kate G. Simmons (L. S.)
Jno C. Simmons (L. S.)
(L. S.)
(L. S.)
(L. S.)

THE STATE OF ALABAMA, Jefferson County.

I, Charles B. Powell a Notary Public in and for said County and State, hereby certify that Kate G. Simmons and Jno C. Simmons whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 16th day of December A.D., 1916.

Charles B Powell
Notary Public.

THE STATE OF ALABAMA, Jefferson County.

I, Charles B. Powell in and for said County and State, do hereby certify that on the 16th day of December, 1916, came before me the within named Kate G. Simmons known to me to be the wife of the within named Jno. C. Simmons 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 16th day of December A.D. 1916

Charles B. Powell
Notary Public.

THE STATE OF ALABAMA, ——— County.

I, ——— in and for said County and State, 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 ——, 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 Dec. 26, 1916, at ——o'clock——M., and recorded in Deed Record, Vol. 59, page 480, Dec 26, 1916, and examined.

A. P. Lanyphan
Judge of Probate.

Record Fee, $———

*64385—M. & B. Co.