28

The State of Alabama, Shelby County

BARNARD-ST. LOUIS

KNOW ALL MEN BY THESE PRESENTS, That John L. Staples and Ida R. Staples, his wife

for and in consideration of Fourteen Thousand & 00/100 ($14000.00) DOLLARS,

to them paid in hand by W. G. Johnson the receipt whereof is hereby acknowledged,

do grant, bargain, sell and convey unto the said W. G. Johnson

the following described property, to-wit:

The west half of the northwest quarter (W½ of NW¼) of Section one (1), and the east half of the northeast quarter (E½ of NE¼) of Section two (2), all in Township twenty two (22), south, range three (3) west; but it is understood that the covenants of warranty herein do not extend to that portion of the southwest corner of said above described tract of land which lies south of the Columbiana and Tuscaloosa public road, nor to such portion as may be covered and occupied by said road; as to which portions thus excepted this conveyance shall be construed and considered to be a quit claim only. It is further understood and a condition of this conveyance that the private road leading from Columbiana and Tuscabosa road to the residence of J. A. Cunningham, along the east side of the land hereby conveyed, is reserved and excepted from the land hereby conveyed, and the land upon which said private road is located and over which the same runs is not conveyed by this deed, so long as the same is used as a road; but if said road should at any time be changed or moved to another place, or should, for any cause be abandoned, or cease to be used or traveled as a road, then. and in such event the land covered by said road shall at once become a part of the tract hereby conveyed, as if no reservation or exception had been herein made.

It is further understood that this conveyance is made subject to a first mortgage held by The Federal Land Bank of New Orleans, and that the covenants of warranty hereinafter contained except said first mortgage lien, and that the said W. G. Johnson, assumes the payment of said mortgage debt, as a part of the consideration for this deed, and agrees to indemnify and hold harmless, the grantees herein against any further liability to said Federal Land Bank, for and on account of said mortgage debt.

situated, lying and being in the County of Shelby and State of Alabama.

TO HAVE AND TO HOLD the same unto the said W. G. Johnson his heirs and assigns, forever. And we do, for ourselves and our heirs, executors and administrators, covenant with the said W. G. Johnson, his heirs and assigns, that we are lawfully seized in fee-simple of said premises; that they are free from all incumbrances; that 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 W. G. Johnson, except as hereinbefore stated, his heirs, executors and assigns, forever, against the lawful claims of all persons whomsoever.

Given under our hand and seal, this 23rd day of April A. D. 1923.

Attest:

John L. Staples (L. S.)

Ida R. Staples (L. S.)

(L. S.)

THE STATE OF ALABAMA, Shelby County. } I, J. R. Johnson, a Justice of Peace in and for said County, do hereby certify that John L. Staples and Ida R. Staples his wife 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 23rd day of April A. D. 1923.

J. R. Johnson
Justice of the Peace

THE STATE OF ALABAMA, Shelby 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. 192.

THE STATE OF ALABAMA, Shelby County. } I, J. R. Johnson, a Justice of the Peace in and for the County and State aforesaid, do hereby certify that on the 23rd day of April 1923, came before me the within named Ida R. Staples ~~known or made known~~ known to me to be the wife of the within named John L. Staples 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, constraint or threats on the part of the husband. In Witness Whereof, I hereunto set my hand, this 23rd day of April 1923.

J. R. Johnson
Justice of the Peace

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that

$14.00 Privilege Tax
has been paid on this
instrument as required by
law.

L. B. Riddle
Judge of Probate.

THE STATE OF ALABAMA, SHELBY COUNTY, Office of Judge of Probate.
I hereby certify that the within conveyance was filed in this office for record this 5th day of May 1923, at 5 o'clock P. M., and recorded in Deed Record 75, page 75, and examined.

L. B. Riddle
Judge of Probate.

U. S. REVENUE STAMPS
for $14.00
Cts.
Attached to instrument