Stamp-cancelled on this deed

The State of Alabama,
Jefferson County . **

\$1.00 federal stamp

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on to-wit, the 18th day of March, 1932, G. E. Skaggs, then an unmarried man, executed to J. E. Milstead a mortgage conveying a certain lot in the Town of Calera in Shelby County, Alabama, to secure said indebtedness, which is past due and unpaid to this date, and said mortgage is now foreclosable, and Whereas, the said mortgagor is willing and desirous of conveying said lot by deed to said mortgagee, in lieu of foreclosure, and Whereas, on account of the inadvertant and incongruous drawing of said mortgage a foreclosure in equity would be necessary, the expense of which it is desired by said mortgagor and mortgage e to avoid by this deed of conveyance, as well to definitely describe said lot by adequate description:

Now Therefore, in consideration of the premises and the cancellation and satisfaction of said indebtedness by said mortgagee and for the further consideration of the sum of one dollar in hand paid by said J. E. Milstead, the receipt whereof is hereby acknowledged, we, the said G. E. Skaggs and his wife, Edna Skaggs, have granted, bargained and sold and do, hereby grant, bargain, sell and convey unto said J. E. Milstead, the said lot, particularly described as follows, to-wit:

No. 425 of the South & North Alabama Division of the Louisville and Nashville Railroad and measure in a northerly direction, along the west line of the right of way of said railroad a distance of 1895 feet, which point is the beginning of the lot hereby conveyed. From this beginning point run westerly, perpendicular to the North bound-main line of said Railroad, to the Easterly margin of the Birmingham-Montgomery State Highway; thence southerly, along said margin of said Highway, a distance of fifty feet, more or less, to the northwest corner of the lot known as "The Arthur Crim Lot;" thence eastwardly, perpendicular to said north bound main line of said railroad, to the said west line of said Railroad right of way and thence northwardly, along said right of way line, to the beginning point of lot hereby conveyed, the same being the lot formerly known as "The J. E. Mildtead Lot" now known as and called the G.E.Skaggs Lot" and being situated in the north-east quarter of the north west quarter of Section twenty-one, Township Ewenty two, of Range two West, in Shelby County, Alabama. But this conveyance is made in lieu of the foreclosure of said mortgage and is subject to the statutory right of redemption which is reserved by the grantors herein.

And the said G.E.Skaggs, for himself and his administrators, executors and heirs, hereby covenant with the said J. E. Milstead, his heirs and assigns, that he is lawfully seized of the aforegranted premises; that he has a good right to sell and convey the same; that the same are free from all encumbrances -except as hereinbefore stated, and that he will and his heirs, administrators and executors shall, warrant and defend the title to the same to said J. E. Milstead, his heirs and assigns, against the lawful claims of any and all persons, whomsoever, subject only, as aforesaid to the Statutory right of redemption.

In Testimony Whereof we have hereunto set our hands and seals, on this, the 31 day of January, 1933.

G. E. Skaggs

Edna Skaggs

(SEAL)

The State of Alabama, Jefferson County)

I, Mrs.Lula Hummicutt, a Notary Public in and for said County, in said State, hereby certify that G. E. Skaggs and Edna Skaggs 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 the 31 day of January, 1933.

Mrs. Kula Hunnicutt, Notary Public

The State of Alabama, Jefferson County)

I, Mrs.Lula Hunnicutt, a Notary Public in and for said county in said State, do hereby certify that on the 31 day of Januar y, 1933, came before me the within named Edna Skaggs, known (or made known) to me to be the wife of the within named G. E. Skaggs and 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.

Given under my hand this the 31 day of January, 1933, (A.D.)

Mrs. Lula Hunnicutt
Notary Public

Filed for record in this office October 21st 1936 at 11 AM and recorded in deed record 101, page 388 and examined. L. C. Walker, Judge of Probate STATE OF ALABAMA

SHELBY COUNTY

hereby certify that

Frivilege Tay

has been paid on the withth

instrument as required by

law,

L. C. WALKER, JUDGE OF PROBATE