

D E E D

THE STATE OF ALABAMA }

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of three hundred dollars to the undersigned grantors, K. B. Nickerson and wife, Lois Nickerson, in hand paid by J. H. Denham, the receipt whereof is acknowledged, we the said K. B. Nickerson and Lois Nickerson, do grant, bargain, sell and convey unto the said J. H. Denham the following described real estate, to-wit:

Commence at the north east corner of section 2, township 21, range 3 west, and run west along the north section line of said section 2, 795 feet, more or less to the point of intersection of the north line of said Section 2, with the west line of the right of way of the Birmingham-Montgomery highway, thence south along the west line of the right of way of said road 197 $\frac{1}{2}$ feet, to the point of beginning of the lot herein conveyed, and from said point of beginning, run west and perpendicular to the west line of said Montgomery-Birmingham highway right of way to the east line of the right of way of the L. & N. Railroad track, thence south along the east line of said railroad right of way 32 feet, thence east and parallel to the north line of the lot herein conveyed to the west margin of the right of way of said Montgomery-Birmingham highway, thence north along the west line of said highway right of way to the point of beginning; situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said J. H. Denham, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said J. H. Denham, his heirs and assigns; that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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. H. Denham, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hands and seals on this the 20th day of May, 1940.

K. B. Nickerson L. S.

Lois Nickerson L. S.

THE STATE OF ALABAMA }

COUNTY OF SHELBY }

I, C. V. Moore, a Notary Public in and for said County, in said State, hereby certify that K. B. Nickerson and wife, Lois Nickerson 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 and seal of office this the 22 day of May, 1940.

C. V. Moore, Notary Public

THE STATE OF ALABAMA }

COUNTY OF SHELBY }

I, C. V. Moore, a Notary Public in and for said County, in said State, do hereby certify that on the 22nd day of May, 1940, came before me the within named Lois Nickerson, known to me to be the wife of the within named K. B. Nickerson, 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 have hereunto set my hand and seal this the 22 day of May, 1940.

C. V. Moore, Notary Public

Filed in this office May 23, 1940 at 5 pm and recorded in Deed Record 108 at page 391 and examined.

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 50.00 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE

L. C. Walker, Judge of Probate