

WARRANTY DEED \$2.00 Federal stamp

THE STATE OF ALABAMA |

SHELBY COUNTY |

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four hundred dollars to the undersigned grantor George Huddleston in hand paid by James A. Nevin and wife, Mrs. Mattie Leigh Nevin, and the further sum of \$1600.00 to be hereafter paid according to the terms of the purchase money note with mortgage back on the hereinafter described lands executed to grantor by grantees on the date hereof the receipt whereof is acknowledged we the said George Huddleston and Bertha Huddleston, his wife, do grant, bargain, sell and convey unto the said James A. Nevin and Mrs. Mattie Leigh Nevin the following described real estate, to-wit:

All west of county road of southwest diagonal half of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, and all west of County road of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, both Sec. 7, T. 19, R. 1 W., also N $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 12, T. 19, R. 2 W situated in Shelby County, Alabama.

To have and to hold, to the said James A. Nevin and Mattie Leigh Nevin, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said James A. Nevin and Mattie Leigh Nevin, their 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 James A. Nevin and Mattie Leigh Nevin, their heirs and assigns forever, against the lawful claims of all persons.

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

George Huddleston (SEAL)

Bertha Huddleston (SEAL)

THE STATE OF ALABAMA |

JEFFERSON COUNTY |

I, R. W. Lockmond, a Notary Public in and for said County, in said State, hereby certify that George Huddleston, and Bertha Huddleston, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 20th day of June, A. D. 1940.

R. W. Lockmond, Notary Public

THE STATE OF ALABAMA |

JEFFERSON COUNTY |

I, R. W. Lockmond, a Notary Public in and for said County, in said State, do hereby certify that on the 20th day of June, 1940, came before me the within named Bertha Huddleston known to me (or made known to me), to be the wife of the within named George Huddleston 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, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this 20th day of June, A. D. 1940.

R. W. Lockmond, Notary Public

Filed in this office July 1, 1940 at 8 am and recorded in Deed Record 108 at page 543 and examined.

STATE OF ALABAMA
SHELBY COUNTY

L. C. Walker, Judge of Probate

I hereby certify that
\$ 50 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER
JUDGE OF PROBATE

*Balance of tax paid
on this deed when
mortgage was filed.*