Warranty Deed #733

SKINNER, MONTGOMERY

K B Nickerson
TO
Will Tonnihill

THE STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of One hundred, twenty five & 00/100 ---------- DOLLARS

to the undersigned grantors K. B. Nickerson and his wife, Bertha Nickerson

in hand paid by Will Tonnihill and wife, Agnes Tonnihill

the receipt whereof is acknowledged we the said K.B.Nickerson and wife Bertha Nickerson

do grant, bargain, sell and convey unto the said Will Tonnihill and wife Agnes Tonnihill

the following described real estate, to-wit: Commencing at the northwest corner of the northwest quarter of the south west quarter of Section 1, Township 21 Range 3 west, and thence run east along the north boundary line of said forty acre tract of land 350 yards, thence south 70 yards, thence west 350 yards to the west boundary line of said forty acre tract, thence north 70 yards to the point of beginning, containing 5 acres, more or less, and situated in Shelby County Alabama,

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Will Tonnihill and wife Agnes Tonnihill, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Will Tonnihill and wife Agnes Tonnihill, 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 Will Tonnihill, and wife Agnes Tonnihill, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of April, 1931.

WITNESSES:

K. B. Nickerson (Seal.)
Bertha Nickerson (Seal.)
(Seal.)
(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Henry W Naish, a Justice of the Peace in and for said County, in said State, hereby certify that K.B.Nickerson and wife, Bertha 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 this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 2nd day of April, A. D. 1931.

Henry W. Naish, Justice of the Peace

THE STATE OF ALABAMA, SHELBY COUNTY.

I, ... in and for said County, in said State, hereby certify that ..... a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that ....., the Grantor ..... voluntarily executed the same in ..... presence, and in the presence of the other subscribing witness, on the day the same bears date; that ..... attested the same in the presence of the Grantor ..... and of the other witness; and that such other witness subscribed ..... name as a witness in ..... presence.

Given under my hand, this ..... day of ..... A. D. 19.....

STATE OF ALABAMA SHELBY COUNTY I hereby certify that this instrument was filed for record in my office and duly recorded as law. L. C. WALKER, Judge of Probate

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Henry W. Naish, a Justice of the Peace in and for said County, in said State, do hereby certify that on the 2nd day of April, 1931, 19....., came before me the within named Bertha Nickerson, known to me (or made 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, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this 2nd day of April, 1931 A. D. 19.....

Henry W. Naish, Justice of the Peace

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L C Walker, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the 30 day of December, 19 40, and was recorded in Vol. 110 Record of Deeds, Pages 27 on the 30th day of December, 1940 19.....

Recording Fee, $.....

L C Walker,
Judge of Probate.