#1061 $.55 Federal Stamps Cancelled on this Deed

SKINNER, MONTGOMERY

E. L. Nivens and Ola Mae Nivens his wife,
TO
Edward K. Austin

THE STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of One hundred Dollars and other good ad valuable considerations ~~DOLLARS~~ to the undersigned grantor E. L. Nivens and Ola Mae Nivens, his wife, in hand paid by Edward K. Austin the receipt whereof is acknowledged they the said E. L. Nivens and Ola Mae Nivens do grant, bargain, sell and convey unto the said Edward K. Austin the following described real estate, to-wit: The West one-half (W½) of the NorthEast quarter (NE¼) and the Southeast quarter (SE¼) of the Northeast quarter (NE¼) except ten (10) acres on the East side.

Also tne (10) acres off of the Northeast quarter (NE¼) of the Northeast quarte (NE¼) lying on the West side. All in Section three (3) Township Twenth (20) Range One (1) West.

situated in shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Edward K. Austin heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Edward K. Austin and his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we, the said E. L. Nivens and Ola Mae Nivens have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators, shall warrant and defend the same to the said Edward K. Austin, and his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25th day of January, 1941.

WITNESSES:

E. L. Nivens (Seal.)
Ola Mae Nivens (Seal.)
(Seal.)
(Seal.)

THE STATE OF ALABAMA, ~~SHELBY~~ Jefferson COUNTY.

I, Lydia Self McKenzie a Notary Publis in and for said County, in said State, hereby certify that E. L. Nivens and his wife, Ola Mae Nivens 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 official seal, this 25th day of January A. D. 1941.

Lydia Self McKenzie Notary Public (SEAL)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, ... a ..... 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.....

Certify this conveyance has been paid on the within instrument as required by law.
L. C. WALKER, Judge of Probate

THE STATE OF ALABAMA, ~~SHELBY~~ Jefferson COUNTY.

I, Lydia Self McKenzie a Notary Public in and for said County, in said State, do hereby certify that on the 25th day of January 1941, came before me the within named Ola Mae Nivens known to me (or made known to me), to be the wife of the within named E. L. Nivesn 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 and official seal this 25th day of January A. D. 1941.

Lydia Self McKenzie Notary Public (SEAL)

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 29th day of January 1941 and was recorded in Vol. 110 Record of Deeds, Pages 80 on the 1st day of February 1941

Recording Fee, $.....

L. C. Walker
Judge of Probate.