3093

Warranty deed

SKINNER, MONTGOMERY

K B Nickerson
TO
Vennie Cotton

THE STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of One and no/100---------- DOLLARS to the undersigned grantor s K.B.Nickerson and wife, Lois Nickerson, in hand paid by Vennie Cotton the receipt whereof is acknowledged we the said K.B.Nickerson and wife, Lois Nickerson do grant, bargain, sell and convey unto the said Vennie Cotton, the following described real estate, to-wit:

Commence at the South East corner of North one-half of South west quarter of south west quarter of Section 1, Township 21, Range 3 west, run thence north 30 feet, run thence west 15 feet for point of beginning of the lot herein conveyed; run thence North 300 feet, run thence west 145 feet, run thence south 300 feet, runthence East 45 feet to point of beginning.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Vennie Cotton, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Vennie Cotton, 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 Vennie Cotton, heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of July, 1941.

WITNESSES:

K.B.Nickerson (Seal.)
Lois Nickerson (Seal.)
(Seal.)
(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L C Walker, a Judge of Probate 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 this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 19 day of July, A. D. 1941.

L C Walker, Judge of Probate

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.....

STATE OF ALABAMA SHELBY COUNTY I HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT WAS FILED FOR RECORD THIS DAY 19 DULY RECORDED AND EXAMINED BY L. C. WALKER, JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY.

I, K.B.Nickerson, a Notary Public in and for said County, in said State, do hereby certify that on the 19th day of July, 1941, came before me the within named Lois 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 19th day of July, 1941 A. D. 19.....

L C Walker, Judge of Probate

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 4th day of August 1941 19....., and was recorded in Vol. 110 Record of Deeds, Pages 316 on the 4th day of August 1941 19.....

Recording Fee, $.....

L C Walker,
Judge of Probate.