#3216

($.55 Federal Stamps Cancelled on this Deed)

SKINNER, MONTGOMERY

K. B. Nickerson

TO

John A. (Jack) Griffin & wife Lillian Griffin

THE STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of Two hundred and No/100---------- DOLLARS to the undersigned grantor K. B. Nickerson in hand paid by John A. (Jack) Griffin & wife Lillian Griffin the receipt whereof is acknowledged and the said K. B. Nickerson do grant, bargain, sell and convey unto the said John A. (Jack) Griffin & wife Lillian Griffin the following described real estate, to-wit: Commencing at the north east corner of section 36, Tp. 21, range 3 west, and run west along the north section line of said section 36, 795 feet to a point on the west side of the Birmingham & Montgomery highway right of way, thence south 90½ feet parallel with Birmingham & Montgomery highway right of way , to point of beginning. Running west and perpendicular to the east side of the L & N railroad right of way, thence in a southerly direction parallel with the L & N railroad roght of way 23 feet, thence east perpendicular to the Birmingham and Montgomery highway right of way, thence in a northerly direction parallel with Birmingham and Montgomery highway right of way 23 feet to point of beginning.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said John A. (Jack) Griffin & wife Lillian Griffin heirs and assigns forever.

And we do, for our and for our heirs, executors and administrators, covenant with the said John A. (Jack) Griffin & wife Lillian Griffin heirs and assigns, that we 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 John A. (Jack) Griffin & wife Lillian Griffin heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 20th day of Jan., 19 41

WITNESSES:

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

THE STATE OF ALABAMA, SHELBY COUNTY.

I, R. L. Roy a Justice of Peace in and for said County, in said State, hereby certify that K. B. Nickerson whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 20th day of Jan. A. D. 19 41

R. L. Roy
Justice of the Peace

THE STATE OF ALABAMA, SHELBY COUNTY.

I, R. L. Roy a Justice of Peace 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____.

THE STATE OF ALABAMA, SHELBY COUNTY.

I, R. L. Roy a Justice of Peace in and for said County, in said State, do hereby certify that on the 20th day of Jan. 19 41, came before me the within named Lois S. 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 foregoing 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 Jan. A. D. 19 41

R. L. Roy
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 26th day of August 19 41, and was recorded in Vol. 110 Record of Deeds, Pages 343 on the 26th day of August 19 41

Recording Fee, $____

L. C. Walker,
Judge of Probate.