

\$3.30 Federal Stamps Cancelled on this deed

SKINNER, MONTGOMERY

J. M. Leonard, Jr. and wife, Annie Leonard

TO

M. M. Argo

THE STATE OF ALABAMA,
SHELBY COUNTY.

#1248

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of One Hundred Dollars (\$100.00) and other good and valuable considerations DOLLARS

to the undersigned grantor J. M. Leonard, Jr. and wife, Annie Leonard

in hand paid by M. M. Argo

the receipt whereof is acknowledged we the said J. M. Leonard, Jr. and wife, Annie Leonard

do grant, bargain, sell and convey unto the said M. M. Argo

the following described real estate, to wit: The southwest quarter of the southwest quarter, and that part of the southwest quarter of the southeast quarter described as follows: Begin at the southwest corner of said forty, thence north 89 degrees, east 1338 feet to the southeast corner thereof, thence north 17 degrees, 30 minutes, west 972.6 feet to a point on the north line of said forty on top of Oak Mountain, thence south 89 degrees, west 972.6 feet to the northwest corner of said forty, thence south one degree, 30 minutes, east 1320 feet to the southwest corner of said forty, being the point of beginning; containing 35.25 acres, more or less all in Section 16.

The Southeast quarter of the southeast quarter of Section 17, and the Northeast quarter of the northeast quarter of Section 20, the north half of the northwest quarter and the northwest quarter of the northeast quarter of Section 21, part of northeast quarter of northeast quarter west of Mountain Section 21. All of said land being in Township 21, Range 2 West, Shelby County, Alabama, and containing 287 acres, more or less.

Subject to a 30 foot right of way conveyed to James B. Adams by deed recorded in Deed Book 17, Page 537. This deed is subject to mortgage executed by James M. Leonard, Jr. and wife, Annie Leonard to Land Bank Commissioner dated May 15th, 1935, recorded in Mtg. Book 169, Page 313, and the grantors warrant that the balance due on said mtg. debt is \$705.00.

~~Subj to Zzzzzz~~ County, Alabama.

TO HAVE AND TO HOLD, To the said M. M. Argo, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said M. M. Argo, his 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 M. M. Argo, his

heirs and assigns forever, against the lawful claims of all persons.

In WITNESS WHEREOF, we have hereunto set our hand S. and seal S., this 21st day of February, 1942.

WITNESSES:

J. M. Leonard, Jr. (Seal)

Annie Leonard (Seal)

(Seal)

(Seal)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Pauline Bird, Register of Circuit Court of Shelby County, Alabama

in and for said County, in said State, hereby certify that James M. Leonard, Jr. and wife, Annie Leonard whose name S. 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, this 21st day of February A. D. 1942.

Seal

Pauline Bird, Register of Circuit Court of Shelby County, Ala.

THE STATE OF ALABAMA, SHELBY COUNTY.

I, STATE OF ALABAMA
SHELBY COUNTY in and for said County, in said State, hereby certify that I hereby certify that to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that \$300 Privilege Tax has been paid on the within instrument as required by 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.

L. C. WALKER,
JUDGE OF PROBATE

Given under my hand and seal, this day of A. D. 1942.

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Pauline Bird, Register of Circuit Court of Shelby County, Alabama,

in and for said County, in said State, do hereby certify that on the 21st day of February 1942, came before me the within named Annie Leonard known to me (or made known to me), to be the wife of the within named James M. Leonard, Jr.

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 21st day of February A. D. 1942.

Pauline Bird, Register of Circuit Court of Shelby County, Ala.

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 21st day of Feb. 1942, and was recorded in Vol. 115 Record of Deeds, Pages 4- on the 23rd day of Feb. 1942.

Recording Fee, \$ 1.25 L. C. Walker Judge of Probate.