$00.55 Federal Stamps Cancelled on this Deed

#1216

SKINNER, MONTGOMERY

Annie Swiney Johnson and husband, J. T. Johnson

TO

B. G. Hines

THE STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of Two Hundred Fifty ($250.00)---------- DOLLARS to the undersigned grantor s Annie Swiney Johnson and husband, J. T. Johnson in hand paid by B. G. Hines the receipt whereof is acknowledged we the said Annie Swiney Johnson and husband, J. T. Johnson do grant, bargain, sell and convey unto the said B. G. Hines the following described real estate, to-wit Beginning at the northeast corner of the tract of land heretofore known as the John Swiney or Kate Swiney tract of land in the Southeast Quarter of the Northeast Quarter of Section 35, Township 20, Range 3 West, which said northeast corner of said tract is better established by beginning at a point on the west right of way line of the Louisville and Nashville Railroad marked by the road formerly known as the Penn Cost Crossing of said railroad, and run thence in a northerly direction along the west margin of the right of way line of said Louisville and Nashville Railroad Company a distance of 107 yards to the northeast corner of said John Swiney or Kate Swiney tract of land, and from said northeast corner, as hertofore described, run thence west along the north line of the John or Kate Swiney tract of land a distance of 360 feet, more or less, to the center of Buck Creek at low water makr, thence up said Buck Creek in a southerly direction a distance of 160 feet to a point; thence in a easterly direction a distance of 285 feet, more or less, to a point on the west right of way line of the Louisville and Nashville Railroad Company, which said point is 210 feet south of the point of beginning; thence run in a northerly direction along the west right of way line of said Louisville and Nashville Railroad Company, a distance of 210 feet to the point of beginning, and situated in Shelby County, Alabama.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said B. G. Hines, and his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said B. G. Hines 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 B. G. Hines 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 10 day of February, 1941.

WITNESSES:

Paul O. Luck

Annie Swiney Johnson (Seal.)

J. T. Johnson (Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L. C. Walker, Judge of Probate in and for said County, in said State, hereby certify that Annie Swiney Johnson and Husband, J. T. Johnson 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 10 day of February A. D. 1941.

Shelby County Probate Court Seal

L. C. Walker, Judge of Probate, Shelby County, Alabama

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 and seal, this day of A. D. 19.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
$ .50 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L. C. Walker, Judge of Probate in and for said County, in said State, do hereby certify that on the 10th day of February 1941, came before me the within named Annie Swiney Johnson known to me (or made known to me), to be the wife of the within named J. T. Johnson 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 10th day of February A. D. 1941.

Shelby County Probate Court Seal

L. C. Walker, Judge of Probate, Shelby County, Alabama

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 8th day of April 1943, and was recorded in Vol. 115 Record of Deeds, Pages 534 on the 8th day of April 1943.

Recording Fee, $ 1.25

L. C. Walker
Judge of Probate.