

(\$.55 Federal Stamps Cancelled on this Deed)

638

7162A MARSHALL & BRUCE CO. NASHVILLE

Bruce Allen, Jr., and wife Lelia Allen

TO

THE STATE OF ALABAMA,
SHELBY COUNTY.

Rose M. Klotzman

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Four Hundred Fifty dollars & No/100- DOLLARS
 to the undersigned grantor Bruce Allen, Jr., and wife Lelia Allen

in hand paid by Rose M. Klotzman
 the receipt whereof is acknowledged that the said Bruce Allen, Jr. and wife Lelia Allen

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

the following described real estate, to wit: A part of Lot 16 in the Storrs and Troy Allotment of Lands at the Town of Montevallo, according to survey and Plat of N.B. Dare, January 22, 1884, which is recorded in the Probate Office of said County. Said part of Lot 16 being more particularly described as follows. Begin at the Northmost corner of said Lot 16, said point being on the southerly side of Main Street, and run along the easterly side of said Lot 16 towards Island Street, for a distance of 100 feet, a distance of 43 feet, thence run in a northwesterly direction, and parallel with the easterly side of said Lot 16, a distance of 100 feet to the southerly side of Main Street, thence run in a Northeasterly direction along said Southerly side of Main Street a distance of 43 feet to point of Beginning.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Rose M. Klotzman her

heirs and assigns forever.

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

In Witness Whereof, we have hereunto set our hands and seal S., this 5th day of January 1944.

Witnesses:

Bruce Allen, Jr. (Seal.)

Lelia J. Allen (Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L.E. Shaw

a Justice of the Peace in and for said County, in said State, hereby certify that Bruce Allen, Jr and wife Lelia Allen 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 5th day of January 1944, A. D. 1944

L.E. Shaw,

Justice of the Peace (SEAL)

THE STATE OF ALABAMA, SHELBY COUNTY.

I,

a STATE OF ALABAMA in and for said County, in said State, hereby certify that SHELBY COUNTY, a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that I, L. E. SHAW, Justice of the Peace, do hereby certify 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 the same as a witness in presence.

Given under my hand and seal, this day of

L. C. WALKER, A. D. 1944
JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L.E. Shaw

a Justice of the Peace in and for said County, in said State, do hereby certify that on the 5th day of January, 1944, came before me the within named Lelia Allen known to me (or made known to me), to be the wife of the within named Bruce Allen, Jr. who, being examined separate and apart from the husband, touching her signature to the within deed, 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 5th day of January, 1944, A. D. 1944

L.E. Shaw

THE STATE OF ALABAMA, SHELBY COUNTY.

Justice of the Peace (SEAL)

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 6th day of January, 1944, and was recorded in Volume 116, Record of Deeds, Page 261 on the 6th day of January, 1944.

Recording Fee, \$ 1.25

L.C. Walker, Judge of Probate.