

\$1.10 Federal Stamps Cancelled on this Deed

71524 MARSHALL & BRUCE CO. NASHVILLE

#956
Conveyance
A980

James Capps, Jr., an unmarried man
TO
J. L. Capps

THE STATE OF ALABAMA,
SHELBY COUNTY.
Jefferson

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of One Hundred Dollars and other good and valuable consideration
DOLLARS
to the undersigned grantor James Capps, Jr. an unmarried man,

in hand paid by J. L. Capps
the receipt whereof is acknowledged I the said James Capps, Jr. an unmarried man
do grant, bargain, sell and convey unto the said J. L. Capps

the following described real estate, to wit: The Northwest Quarter of the Northeast Quarter of Section Eleven (11) and the West Half of the Southeast Quarter of Section Two (2); all in Township Twenty-four (24) North, Range Thirteen (13) East; excepting a One half interest in all minerals and mining rights in and under said property, which has been heretofore reserved by the Federal Land Bank of New Orleans; and subject to an easement for a transmission line as set out in deed from said grantors to Alabama Power Company, dated July 24, 1936, and recorded in Volume 101, Page 182, in the Probate Office of Shelby County, Alabama.

It is understood and agreed that this conveyance is made subject to the balance due on that certain mortgage executed by Ollie Thomas Chambers, to the Federal Land Bank of New Orleans, dated July 14, 1936, and recorded in Mortgage Book 172, Page 585, in the Probate Office of Shelby County, Alabama.

situated in Shelby County, Alabama.

To Have and to Hold, To the said J. L. Capps, his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said J. L. Capps, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I have a good right to sell and convey the same as aforesaid; that I will, and J. L. Capps, his heirs, executors and administrators, shall warrant and defend the same to the said

heirs and assigns forever, against the lawful claims of all persons, except above mentioned mortgage.

In Witness Whereof, we have hereunto set our hand and seal, this 24th day of February, 1940.

Witnesses:

James Capps, Jr.

(Seal.)

(Seal.)

(Seal.)

Jefferson
THE STATE OF ALABAMA, SHELBY COUNTY.
C. M. Galbreath

I, a Notary Public in and for said County, in said State, hereby certify that James Capps, Jr. a single man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand, this 24 day of February, A. D. 1940.

C. M. Galbreath, Notary Public

Notarial Seal

THE STATE OF ALABAMA, SHELBY COUNTY.

I, 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 STATE OF ALABAMA name as a witness in SHELBY COUNTY presence.

Given under my hand and seal, this day of

, A. D. 194

I hereby certify that
1.00 Privilege Tax
has been paid on the within
Instrument as required by
law.

THE STATE OF ALABAMA, SHELBY COUNTY.

I, a. certify that on the day of , 194, came before me the within named known to me (or made known to me), to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within 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 day of

, A. D. 194

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 5th day of February, 1944, and was recorded in Volume 116, Record of Deeds, Page 295 on the 5th day of February, 1944. L. C. Walker, Judge of Probate.

Recording Fee, \$ 1.00