$1.65 Federal Stamps Cancelled on this Deed

#1126

71624 MARSHALL & BRUCE CO. NASHVILLE

M. B. Goodwin, a widow

TO

Ted Riley

THE STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Fourteen Hundred & no/100 ($1400.00) DOLLARS to the undersigned grantor, M. B. Goodwin, a widow in hand paid by Ted Riley the receipt whereof is acknowledged I the said M. B. Goodwin, a wicow do grant, bargain, sell and convey unto the said Ted Riley the following described real estate, to wit: Beginning at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 24, Township 21, Range 1 West, thence north 3 degrees West, 3960.1 feet to north line of Section 24; thence South 86 degrees West 518.3 feet to East line of right of way of Southern Railway Company; thence South 45 degrees 55 minutes West 477.9 feet; thence South 38 degrees 5 minutes West along the Eastern margin of the right of way of said road 2217. feet; thence South 3 degrees East 674.0 feet; thence North 86 degrees East 945.0 feet to the southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 24; thence South 3 degrees East 986.0 feet; thence South 49 degrees 38 minutes East 470.0 to south line of the Northeast Quarter of the Southwest Quarter; thence East along said line to the point of beginning, containing in all 140 acres, more or less, situated in Shelby County, Alabama,

It is agreed and is a covenant that runs with this deed that the old Wilsonville-Columbiana Road, as it is now located across the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 24, shall remain open up to the south line of the property herein conveyed for the purpose of engress and egress to the lands conveyed in this deed.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Ted Riley, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Ted Riley, 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 my heirs, executors and administrators, shall warrant and defend the same to the said Ted Riley, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this 8th day of April, 1943

Witnesses:

M. B. Goodwin (Seal.)

(Seal.)

(Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Handy Ellis
a Notary Public in and for said County, in said State, hereby certify that M. B. GOODWIN, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand, this 8th day of April, A. D. 1943

Handy Ellis, Notary Public

THE STATE OF ALABAMA, SHELBY COUNTY.

I, _____
a _____ 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 _____ the same as a witness in _____ presence.

Given under my hand and seal, this _____ day of _____, A. D. 194_____

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that $1.50 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, _____
a _____ in and for said County, in said State, do hereby 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 10th day of March, 1944, and was recorded in Volume 116, Record of Deeds, Page 339 on the 10th day of March, 1944

Recording Fee, $ 1.25

L. C. Walker, Judge of Probate.