#1923

($1.65 Federal Stamps Cancelled on this Deed)

71624 MARSHALL & BRUCE CO. NASHVILLE

Jerome Phillips

TO

James H. Redding and Flora Mae Redding

THE STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Five Hundred and no/100 Dollars and other good and valuable consideration ~~DOLLARS~~ to the undersigned grantor Jerome Phillips in hand paid by James H. Redding and Flora Mae Redding the receipt whereof is acknowledged we the said, Jerome ~~the receipt whereof is acknowledged~~ ~~we the said~~ Phillips, and Frances M. Phillips, husband and wife, do grant, bargain, sell and convey unto the said James H. Redding and Flora Mae Redding, husband and wife, during their joint lives, ~~do grant, bargain, sell and convey unto the said~~ and upon the death of one, the entire interest in fee simple to the survivor, provided, however, that should neither survive the other, then the remainder to them as tenants in common, their heirs and assigns, the following described real estate, ~~situated~~ situated in Shelby County, Alabama, to-wit

The Northwest quarter (NW¼) of the Northwest quarter (NW¼) of Section thirteen (13), Township nineteen (19) Range two (2) West, in fee simple less right-of-way for present road.

Grantee assume a first mortgage recorded in Mortgage Book 187 at page 638 in the office of the Probate Judge of Shelby County, Alabama, said mortgage including accrued interest at 6% as of June, 19th, 1944, is $1,511.40

Grantee assume and agree to pay the State and County taxes for the current year ending September 30, 1944.

~~situated in Shelby County Alabama~~

To Have and to Hold, To the said James H. Redding and Flora Mae Redding, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said James H. Redding and Flora Mae Redding, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as specifically setout herein; 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 James H. Redding and Flora Mae Redding, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 19th day of June, 1944.

Witnesses:

Wm. J. Thornton — Jerome Phillips (Seal.)

(Seal.)

Frances M. Phillips (Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, ~~SHELBY~~ Jefferson COUNTY.

I, Wm. J. Thornton a Notary Public in and for said County, in said State, hereby certify that Jerome Phillips and Frances M. Phillips, husband and wife, whose names 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 19th day of June, A. D. 1944.

NOTARIAL SEAL

Wm. J. Thornton
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 name 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 this
instrument
L. C. WALKER,
Judge of Probate

THE STATE OF ALABAMA, ~~SHELBY~~ Jefferson COUNTY.

I, Wm. J. Thornton a Notary Public in and for said County, in said State, do hereby certify that on the 19th day of June, 1944, came before me the within named Frances M. Phillips known to me (or made known to me), to be the wife of the within named Jerome Phillips 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 19th day of June, A. D. 1944.

NOTARIAL SEAL

Wm. J. Thornton
Notary Public

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 28th day of June, 1944, and was recorded in Volume 116, Record of Deeds, Page 482 on the 8th day of July, 1944

Recording Fee, $ 1.25

L. C. Walker, Judge of Probate.