#1898

($1.10 Federal Stamps Cancelled on this Deed)

71624 MARSHALL & BRUCE CO. NASHVILLE

M.B. Goodwin, a widow

TO

W.Y. Johnson

THE STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Eight hundred & no/100------- DOLLARS to the undersigned grantor M.B. Goodwin, a widow in hand paid by W.Y. Johnson the receipt whereof is acknowledged I the said M.B. Goodwin do grant, bargain, sell and convey unto the said W.Y. Johnson the following described real estate, to wit: situated in Columbiana, in Shelby County, Alabama, and more particularly described as follows: Commence at the NE corner of the NW¼ of NE¼ of Section 25, Township 21, Range 1 West, and run thence south 86 degrees 10 minutes west 1213 feet to the point of beginning of the lot herein conveyed, and from said point of beginning run south 28 degrees 45 minutes east 320 feet, thence south 17 degrees 15 minutes west 480 feet more or less to the north margin or line of the Mardis Ferry Road, also known as East College Street, thence along the northern margin of said road south 73 degrees 15 minutes west 490 feet, thence north 28 degrees 45 minutes west 164.3 feet, thence north 49 degrees 15 minutes east 150 feet, thence north 28 degrees 45 minutes west 150 feet more or less to the south line or margin of Columbiana-Wilsonville Highway thence in a northeasterly direction along the south margin of said highway 536 feet more or less to the NW corner of the NW¼ of NE¼ of said section 25, thence east 86 degrees 10 minutes east 115 feet more or less to the point of beginning. The property conveyed hereby has been rented to Red Riley for the year, 1944 and possession of said property is delivered to grantee subject to said lease.

situated in Shelby County, Alabama.

To Have and to Hold, To the said W.Y. Johnson, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said W.Y. Johnson, 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 W.Y. Johnson, his heirs and assigns forever, against the lawful claims of all persons.

164.3
150.
314.3

In Witness Whereof, I have hereunto set my hand and seal, this 3rd day of July, 1944.

Witnesses:

M.B. Goodwin (Seal.)

(Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Marie Collins 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 3rd day of July, A. D. 194 4.

Marie Collins
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 $ 1.00 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 3rd day of July, 194 4, and was recorded in Volume 116, Record of Deeds, Page 475 on the 3rd day of July, 194 4

Recording Fee, $ 1.00

L.C. Walker, Judge of Probate.