2050

($2.75 Federal Stamps Cancelled on this Deed)

71624 MARSHALL & BRUCE CO. NASHVILLE

Charles T. Rosebrough, and wife Emma L. Rosebrough

TO

Clifton J. Lipsey and wife, Peggy Ella Lipsey

THE STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of (2,500.00) Two Thousand Five Hundred and no/100 - DOLLARS to the undersigned grantor Charles T. Rosebrough

in hand paid by Clifton J. Lipsey and wife, Peggy Ella Lipsey

the receipt whereof is acknowledged we the said Charles T. Rosebrough and wife, Emma L. Rosebrough

do grant, bargain, sell and convey unto the said Clifton J. Lipsey and wife, Peggy Ella Lipsey

the following described real estate, to wit:

The W½ of W½ of NE¼ and the W½ of W½ of SE¼ of Section 14, Township 22, Range 3 West, containing 80 acres, more or less, less a Transmission Line Permit to Alabama Power Company recorded in Deed Book 101, page 66, in the office of the Probate Judge of Shelby County, Alabama.

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

situated in Shelby County, Alabama.

To Have and to Hold, To the said Clifton J. Lipsey and wife, Peggy Ella Lipsey, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Clifton J. Lipsey and wife, Peggy Ella Lipsey, 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 Clifton J. Lipsey and wife, Peggy Ella Lipsey, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 20th day of July, 1944.

Witnesses:

Wm. J. Thornton — Charles T. Rosebrough (Seal.)

Emma L. Rosebrough (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 Charles T. Rosebrough and wife, Emma L. Rosebrough whose name 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 and official seal this 20th day of July, 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
Filed on the within
instrument as recorded
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 20th day of July, 1944, came before me the within named Emma L. Rosebrough known to me (or made known to me), to be the wife of the within named Charles T. Rosebrough 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 20th day of July, 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 7th day of August, 1944, and was recorded in Volume 116, Record of Deeds, Page 523 on the 7th day of August, 1944

Recording Fee, $ 1.25

L.C. Walker, Judge of Probate.