

## WARRANTY DEED

THE STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Two Hun/dred and fifty dollars to the undersigned grantors Sabine J. Eubanks, formerly the widow of E. S. Martin, deceased, R. E. Eubanks in hand paid by J. T. Niven the receipt whereof is hereby acknowledged we the said Sabine J. Eubanks and R. E. Eubanks do GRANT, BARGAIN, SELL AND CONVEY unto the said J. T. Niven the following described real estate, to-wit:

The SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 4, township 20, Range one West containing forty acres situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said J. T. Niven his heirs and assigns forever.

And we do for ourselves and our heirs, executors and administrators covenant with the said J. T. Niven his heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, and 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 J. T. Niven his heirs, executors and assigns forever, against the lawful claims of all persons.

In Witness whereof, we have hereunto set our hands and seals, this 4th day of January 1909.

Sabinia J. Eubanks (L. S.)  
his  
R. E. X Eubanks (L. S.)  
mark

THE  
STATE OF ALABAMA, )  
SHELBY COUNTY )

I, N. M. Davis, a Justice of the Peace in and for said county and state, hereby certify that Sabinie J. Eubanks and R. E. Eubanks whose names are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 4th day of January 1908.

N. M. Davis  
Justice of the Peace

THE STATE OF ALABAMA )  
SHELBY COUNTY. )

I, N. M. Davis, a Justice of the Peace in and for said County and State, do hereby certify that on the 4th day of Jan. 1908 came before me the within named Sabinie J. Eubanks known to me to be the wife of the within named R. E. Eubanks 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, and without constraints or threats on the part of the husband.

In Witness whereof, I hereunto set my hand, this 4th day of Jan. 1908.

N. M. Davis  
Justice of the Peace

Filed for record in this office on the 20th day of October, 1944, at eleven o'clock A. M. and duly recorded in Deed Record Vol. 119 on page 178.

L. C. Walker, Judge of Probate

NO TAX DUE ON THIS INSTRUMENT