217

($4.95 Federal Stamps Cancelled on this Deed)

ROBERTS & SON, BIRMINGHAM

See Mortgage 193 page 538

Mary F. Tipton

TO

Dan Roberson and wife Luvenia Roberson

THE STATE OF ALABAMA
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Four Hundred Sixty Two Dollars and 50/100 Dollars and a purchase money mortgage for $4000.00- DOLLARS to the undersigned grantor Mary F. Tipton in hand paid by Dan Roberson and his wife Luvenia Roberson the receipt whereof is acknowledged we the said Mary F. Tipton and husband J.W. Tipton do grant, bargain, sell and convey unto the said Dan Roberson and his wife Luvenia Roberson the following described real estate, to-wit: "The S½ of the SE¼ of Section 35, Township 18, Range 2 East; also the NE¼ of NE¼ and W½ of NE¼ and the NE¼ of NW¼ and all that part of SE¼ of NE¼ lying and being on the West side of the Coosa Valley Public Road, being 25 acres more or less, all in Section 2, Township 19, Range 2 East; except easement for transmission line permit granted to Alabama Power Company, all easements for rights of way previously granted to Shelby County, and except the easement and right of way granted by seller to Plantation Pipe Line Company and except the ten (10) acres sold to the Plantation Pipe Line Company by seller in 1942, all of said land being situated in Shelby County, Alabama." The above described lands contain in all 255 acres more or less. Seller to retain 1944 rents. Seller to pay 1944 taxes. Possession to be given January 1st, 1945.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Dan Roberson and wife Luvenia Roberson, their heirs and assigns forever.

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

In Witness Whereof, we have hereunto set our hands and seals, this 7 day of October, 1944.

Witnesses:

Sally Rutenberg — Mary F. Tipton (Seal.)

F. B. Burns — J. W. Tipton (Seal.)

(Seal.)

(Seal.)

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

I, Sally Rutenberg a Notary Public in and for said County, in said State, hereby certify that Mary F. Tipton and husband J.W. Tipton 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 7 day of October, A. D. 1944.

Notary Public, Jefferson County, Alabama
My commission expires July 7, 1946
NOTARIAL SEAL

Sally Rutenberg
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
Privilege Tax
has been paid on the within
instrument as required by
law.
L. C. WALKER
JUDGE OF PROBATE

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

I, Sally Rutenberg a Notary Public in and for said County, in said State, do hereby certify that on the 7 day of October, 1944, came before me the within named Mary F. Tipton known to me (or made known to me), to be the wife of the within named J.W. Tipton 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 7 day of October, A. D. 1944.

Notary Public, Jefferson County, Alabama
My commission expires July 7, 1946
NOTARIAL SEAL

Sally Rutenberg
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 31st day of October, 1944, and was recorded in Volume 120, Record of Deeds, Page 91 on the 4th day of November, 1944.

Recording Fee, $ 1.25

L.C. Walker, Judge of Probate.