$3.85 Federal Stamps Cancelled on this deed

#306

ROBERTS & SON, BIRMINGHAM

H. D. Ruffin

TO

Helena Baptist Church

THE STATE OF ALABAMA
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of THREE THOUSAND FIVE HUNDRED and no/100 ($3,500.00) DOLLARS to the undersigned grantor H. D. Ruffin in hand paid by Helena Baptist Church the receipt whereof is acknowledged, we the said H. D. Ruffin and wife, Grace B. Ruffin do grant, bargain, sell and convey unto the said Helena Baptist Church, a corporation, the following described real estate, to-wit: Begin at the Southeast corner of Second Avenue and Third Street in the Town of Helena, Shelby County, Alabama, and run South along the east side of Third Street, one hundred seventy-five (175') feet; thence East Two hundred and sixty-eight (268') feet, to the West Edge of Branch Alley; thence North along the West side of Branch Alley one hundred and seventy-five (175') feet to the Southwest corner of Branch Alley and Second Avenue; thence West along the South side of Second Avenue two hundred and ninety-seven (297') feet to point of beginning, situated and being in the Northwest Quarter of the Southwest Quarter (NW¼ of SW¼) of Section Fifteen (15), Township (20), Range Three (3), West;

situated in Shelby County, Alabama.

To Have and to Hold, To the said Helena Baptist Church, its successors ~~heirs~~ and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Helena Baptist Church, its successors, ~~heirs~~ and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 Helena Baptist Church, its successors, ~~heirs~~ and assigns forever, against the lawful claims of all persons. except taxes for the current tax year, payable October 1,1945, which the grantees assume and agree to pay

In Witness Whereof, we have hereunto set our hand s and seal s, this 4th day of November, 1944

Witnesses:

H. D. Ruffin (Seal.)
Grace B. Ruffin (Seal.)
(Seal.)
(Seal.)
(Seal.)

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

I, Wm. F. Johnson a Notary Public in and for said County, in said State, hereby certify that H. D. Ruffin and wife, Grace B. Ruffin 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 4th day of November, A. D. 1944

Notarial Seal

Wm. F. Johnson

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
3.50 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, Wm. F. Johnson a Notary Public in and for said County, in said State, do hereby certify that on the 4th day of November, 1944, came before me the within named Grace B. Ruffin known to me (or made known to me), to be the wife of the within named H. D. Ruffin 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 4th day of November, A. D. 1944

Notarial Seal

Wm. F. Jonnson, 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 10th day of Nov., 1944, and was recorded in Volume 120, Record of Deeds, Page 116 on the 17th day of Nov., 1944.

Recording Fee, $ 1.25

L. C. Walker, Judge of Probate.