#298

($1.10 Federal Stamps Cancelled on this Deed)

ROBERTS & SON, BIRMINGHAM

Fred Ballenger and wife Winnie B. Ballenger

TO

Patrick H. Flemming

THE STATE OF ALABAMA
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Seven hundred fifty & no/100- DOLLARS to the undersigned grantor Fred J. Ballenger and his wife Winnie B. Ballenger in hand paid by Patrick H. Flemming the receipt whereof is acknowledged we the said Fred J. Ballenger and his wife Winnie B. Ballenger do grant, bargain, sell and convey unto the said Patrick H. Flemming the following described real estate, to-wit:

The SW¼ of SE¼ Sec. 36, T. 18- R.2 East containing 40 acres more or less, together with the improvements thereon, situated in Shelby County, Ala.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Patrick H. Flemming and his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Patrick H. Flemming and his 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 Patrick H. Flemming heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand s and seal s this 14th day of Oct., 194 4.

Witnesses:

Fred J. Ballenger (Seal.)

Winnie B. Ballenger (Seal.)

(Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, J. F. McGraw, Sr. a Notary Public in and for said County, in said State, hereby certify that Fred J. Ballenger 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 he executed the same voluntarily on the day the same bears date.

Given under my hand, this 14 day of October, A. D. 194 4.

NOTARIAL SEAL

J.F. McGraw, Sr. N.P.
Notary Public, Shelby County, Ala.
My commission expires April 21, 1947
Bonded by American Surety Co. of N.Y.

THE STATE OF ALABAMA, SHELBY COUNTY.

I, 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 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 L. C. WALKER, A. D. 194

THE STATE OF ALABAMA, SHELBY COUNTY.

I, J.F. McGraw, Sr. a Notary Public in and for said County, in said State, do hereby certify that on the 14 day of Oct., 194 4., came before me the within named Winnie B. Ballenger known to me (or made known to me), to be the wife of the within named Fred J. Ballenger who, being examined separate and apart from the husband, touching her signature to the within she, 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 14th day of October, A. D. 194 4.

Notarial Seal

J. F. McGraw, Sr. N.P.
Notary Public, Shelby County, Ala.
My commission expirs April 21, 1947
Bonded by American Surety Co. of N.Y.

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 13th day of November, 194 4., and was recorded in Volume 120, Record of Deeds, Page 110 on the 15th day of November, 1944

Recording Fee, $ 1.25

L.C. Walker, Judge of Probate.