Book 120
Page 159

$4.40 Federal Stamps Cancelledon this Deed #404

ROBERTS & SON, BIRMINGHAM

Harvey Baker and wife, Hurd Baker

TO

B. F. Hatchett

THE STATE OF ALABAMA
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Four thousand & no/100 DOLLARS to the undersigned grantors Harvey Baker and wife, Hurd Baker in hand paid by B. F. Hatchett the receipt whereof is acknowledged we the said Harvey Baker and Hurd Baker do grant, bargain, sell and convey unto the said B. F. Hatchett the following described real estate, to-wit: A part of the NW ¼ of Section 33, Township 19 Range 2 East and more particularly described as follows: Commencing at the point of intersection of the north line of the Morgan Mill road and the east side of Tan Yard Branch and run north 28 ½ deg. west 10 chains, thence west 4 deg. south 1 ½ chains, thence north 28 ½ deg. west 15 chains to what was once known as the H. C. Phillips land, thence west 2 ½ deg. south 7 ½ chains, thence south 4 deg. east along a line of marked trees 28 chains to the north line of Morgan Mill road, thence in an easterly direction along the line of said road to the point of beginning, containing 35.9 acres, more or less, situated in Shelby County, Alabama.

This conveyance is subject to public road rights-of-way, if any, and easement of Alabama Power Company as described in deed of grantors here to said Alabama Power Company, which deed is dated February 19, 1936, and recorded in the Probate Office of Shelby County, Alabama, in deed book 99 at page 390

~~in the Office of Shelby County Alabama~~

To Have and to Hold, To the said B. F. Hatchett, his heirs and assigns forever.

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

In Witness Whereof, we have hereunto set our hands and seals, this 28th day of October, 1944

Witnesses:

Harvey Baker (Seal.)

Hurd Baker (Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Marie Collins a Notary Public in and for said County, in said State, hereby certify that Harvey Baker and wife, Hurd Baker 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 31st day of October, A. D. 1944

Marie Collins, Notary Public

THE STATE OF ALABAMA, SHELBY COUNTY.

I, ... a ..... in and for said County, in said State, hereby certify that ..... subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that ..... 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 ..... witness in ..... presence.

Given under my hand and seal, this ..... day of ....., A. D. 194.....

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
1400 the Grantor Tax
has been paid on this within
instrument as required by
law.
L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Marie Collins a Notary Public in and for said County, in said State, do hereby certify that on the 31st day of October, 1944, came before me the within named Hurd Baker known to me (or made known to me), to be the wife of the within named Harvey Baker who, being examined separate and apart from the husband, touching her signature to the within deed, 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 31st day of October, A. D. 1944

Marie Collins, 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 21st day of Nov., 1944, and was recorded in Volume 120, Record of Deeds, Page 159 on the 22nd day of Nov., 1944

Recording Fee, $1.25

L. C. Walker, Judge of Probate.