$00.55 Federal Stamps Cancelled on this deed

#860

ROBERTS & SON, BIRMINGHAM

J. D. Ruffin, a Widower

TO

Buster Selman

THE STATE OF ALABAMA
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of One Hundred and twenty-five ($125.00) DOLLARS to the undersigned grantor J. D. Ruffin, (a widower) in hand paid by Buster Selman the receipt whereof is acknowledged I the said J. D. Ruffin do grant, bargain, sell and convey unto the said Buster Selman the following described real estate, to-wit: One house and lot known as the "Hattie Sams Lot" in Helena, Ala. and bound as follows viz:- on the north by a lane running East & west from Main St. on the East by land of R. B. Davidson, on the South by north bank of "Buck Creek", on the west by Clayburn Hall's Estate Lots.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Buster Selman, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Buster Selman, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said Buster Selman, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this 1st day of Feby., 1945

Witnesses:

J. D. Ruffin (Seal.)

(Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L. C. Walker
Judge of Probate in and for said County, in said State, hereby certify that J. D. Ruffin, a widower 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 1st day of February, A. D. 1945

Court Seal

L. C. Walker, Judge of the Probate Court of Shelby County, Ala.

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 Tax in the amount of $ ..... has been paid on the within instrument as required by Private Act
L. C. WALKER, JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY.

I, ... a ..... in and for said County, in said State, do hereby certify that on the ..... day of ....., 194....., came before me the within named ..... known to me (or made known to me), to be the wife of the within named ..... who, being examined separate and apart from the husband, touching her signature to the within ....., 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 ..... day of ....., A. D. 194....

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 2nd day of February, 1945, and was recorded in Volume 120, Record of Deeds, Page 265 on the 2nd day of Febraary, 1945

Recording Fee, $1.00

L. C. Walker, Judge of Probate.