$3.30 Federal Stamps Cancelled on this Deed

#969

ROBERTS & SON, BIRMINGHAM

Cecil Duke and wife, Eddie Irene Duke

TO

Lillie Mae MacKnight

THE STATE OF ALABAMA
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Two thousand six hundred & no/100 DOLLARS

to the undersigned grantors Cecil Duke and wife, Eddie Irene Duke

in hand paid by Lillie Mae MacKnight

the receipt whereof is acknowledged we the said Cecil Duke and Eddie Irene Duke

do grant, bargain, sell and convey unto the said Lillie Mae MacKnight

the following described real estate, to-wit: A lot situated in the town of Columbiana, Alabama, and described as follows: Beginning at a point of intersection of the north line of Mildred Street with the west line of Catherine Street and run thence north along the west line of Catherine Street, a distance of 125 feet to the south line of the L. B. Riddle residence lot; run thence west and perpendicular to Catherine Street and along the south line of the L. B. Riddle residence lot a distance of 50 feet to the northeast corner of the lot now known as the Ellen N. Meroney Lot; run thence south along the east line of said Meroney lot a distance of 125 feet to the north line of Mildred Street and to a point which is 50 feet west of the point of beginning; run thence east along the north line of Mildred Street a distance of 50 feet to the point of beginning, and being a part of the south half of Lot No. 53, according to W. J. Horsley's map of the town of Columbiana, Alabama, and which said portion or lot is designated as Lot 53-A, all situated in the Town of Columbiana, Shelby County, Alabama. Grantee assumes payment of paving assessments against the property which fall due in the future

situated in Shelby County, Alabama.

To Have and to Hold, To the said Lillie Mae MacKnight, her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Lillie Mae MacKnight, her 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 Lillie Mae MacKnight, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 15th day of February, 1945

Witnesses:

Cecil Duke (Seal.)

Eddie Irene Duke (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 Cecil Duke and wife, Eddie Irene Duke 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 15th day of February, A. D. 1945

Marie Collins, 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 the within
2.00 Privilege Tax
has been paid on the 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 15th day of February, 1945, came before me the within named Eddie Irene Duke known to me (or made known to me), to be the wife of the within named Cecil Duke 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 15th day of February, A. D. 1945

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 16th day of February, 1945, and was recorded in Volume 120, Record of Deeds, Page 288 on the 16th day of February, 1945.

Recording Fee, $1.25

L. C. Walker, Judge of Probate.