$00.55 Federal Stamps Cancelled on this Deed #1176

ROBERTS & SON, BIRMINGHAM

K. B. Nickerson and wife, Lois Nickerson

TO

Jack Griffin and wife, Lillian Griffin

THE STATE OF ALABAMA
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Five hundred and No/100 DOLLARS to the undersigned grantor K. B. Nickerson and wife Lois Nickerson in hand paid by John A. (Jack) Griffin and wife Lillian Griffin the receipt whereof is acknowledged the said K. B. Nickerson and wife Lois Nickerson do grant, bargain, sell and convey unto the said John A (Jack) Griffin and wife Lillian Griffin the following described real estate, to-wit: One lot or parcel of land beginning on the north side of Jack Griffin 5 and 10¢ store on west side of Birmingham and Montgomery Highway and running in a northly direction parallel with Bghm. and Montgomery High way 64 ft thence in a westerly direction to the right of way of L & N Rail road. thence in a sourtherly direction paralell with L & N Right of way 64 ft. thence in an Easterly direction to point of beginning lying and being in Sec. 2 township 21 range 3 west.

situated in Shelby County, Alabama.

To Have and to Hold, To the said John A. (Jack) Griffin and wife Lillian Griffin heirs and assigns forever.

And we do, for and for our heirs, executors and administrators, covenant with the said John A (Jack) Griffin and wife Lillian Griffin heirs and assigns, that we 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 John A (Jack) Griffin and wife Lillian Griffin heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal, this 16th day of January, 1945

Witnesses:

K. B. Nickerson (Seal.)

Lois S. Nickerson (Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, C. V. Moore a Notary Public in and for said County, in said State, hereby certify that K. B. Nickerson 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 has executed the same voluntarily on the day the same bears date.

Given under my hand, this 16 day of Jan., A. D. 1945

Notarial Seal

C. V. Moore
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
$ .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 COUNTY.

I, C. V. Moore a Notary Public in and for said County, in said State, do hereby certify that on the 16 day of Jan., 1945, came before me the within named Lois Nickerson known to me (or made known to me), to be the wife of the within named K. B. Nickerson 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 16 day of Jan., A. D. 1945

Notarial Seal

C. V. Moore
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 12th day of March, 1945, and was recorded in Volume 120, Record of Deeds, Page 318 on the 12th day of March, 1945

Recording Fee, $1.00

L. C. Walker, Judge of Probate.