$00.55 Federal Stamps Cancelled on this Deed

#1485

ROBERTS & SON, BIRMINGHAM

John A. Sanders, and wife, Mrs. Nellie A. Sanders

TO

Mrs. Georgia R. Averett

THE STATE OF ALABAMA
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Three Hundred Fifty & 00/100 DOLLARS to the undersigned grantor John A. Sanders, and wife, Mrs. Nellie A. Sanders in hand paid by Mrs. Georgia R. Averett the receipt whereof is acknowledged and the said John A. Sanders, and wife, Mrs. Nellie A. Sanders do grant, bargain, sell and convey unto the said Mrs. Georgia R. Averett the following described real estate, to-wit: Lot Number Eight (8) in Block Number One (1) in the Town of Wilton, according to the map of Birmingham Junction, by which name the said Town of Wilton was formerly known, as recorded in the office of the Probate Judge of Shelby County, Alabama; but excepting such rights of way as the public may have acquired therein over a road or street, leading from the Montevallo and Wilton Public Road, to Birmingham Street

situated in Shelby County, Alabama.

To Have and to Hold, To the said Mrs. Georgia R. Averett, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Mrs. Georgia R. Averett, 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 Mrs. Georgia R. Averett, her 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 1st day of March, 1945

Witnesses:

John A. Sanders (Seal.)

Nellie A. Sanders (Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Wm. D. McConaughy, a Notary Public in and for said County, in said State, hereby certify that John A. Sanders, and wife, Mrs. Nellie A. Sanders 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 have executed the same voluntarily on the day the same bears date.

Given under my hand, this 1st day of March, A. D. 1945

Notarial Seal

Wm. D. McConaughy, 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 that
50 Fifty & 00/100 Dollars
was paid to the within
instrument as required by
law.
L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Wm. D. McConaughy, a Notary Public in and for said County, in said State, do hereby certify that on the _____ day of March, 1945, came before me the within named Mrs. Nellie A. Sanders known to me (or made known to me), to be the wife of the within named John A. Sanders 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 1st day of March, A. D. 1945

Notarial Seal

Wm. D. McConaughy

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 17th day of March, 1945, and was recorded in Volume 120, Record of Deeds, Page 376 on the 17th day of March, 1945

Recording Fee, $1.25

L. C. Walker, Judge of Probate.