#1762

($2.20 Federal Stamps Cancelled on this Deed)

ROBERTS & SON, BIRMINGHAM

K.B. Nickerson and wife Lois Nickerson

TO

John A (Jack) Griffin and wife Lillian Griffin

THE STATE OF ALABAMA
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Two Thousand 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 and 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:

Beginning at the North East corner of Section (2) running in a westerly direction to the east right of way line of the Birmingham and Montgomery Highway, Then in a southerly direction parallel with the Birmingham and Montgomery Highway right of way 86 ft. to point of beginning. thence in a easterly direction parallel with Nickerson Garrage appartment 300 ft. thence in a southerly direction 52 ft. thence in a westerly direction 300 ft. thence in a northerly direction parallel with the Birmingham and Montgomery Highway 52 feet to point of beginning. Lying and being in Sec (2) township (21) range (3) west.
It is further agreed that the purchaser has has an intrence privaledge on the north and south side of 6 ft. of said lot. as long as he ownes the same.

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 us and for our heirs, executors and administrators, covenant with the said John A (Jack) Griffin and wife Lillian Griffin 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 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 22nd day of May, 1945

Witnesses:

K.B. Nickerson (Seal.)

Lois 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 22nd day of May, A. D. 1945.

C.V. Moore, Notary Public

THE STATE OF ALABAMA, SHELBY COUNTY.

I, a in and for said County, in said State, hereby certify that 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.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
$2.00 Privilege Tax
has been paid on the within
instrument as required by
law.
L. C. WALKER,
JUDGE OF PROBATE

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

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 22nd day of May, 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 has, 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 22nd day of May, A. D. 1945.

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 29th day of May, 1945, and was recorded in Volume 120, Record of Deeds, Page 443 on the 29th day of May, 1945

Recording Fee, $ 1.25

L.C. Walker, Judge of Probate.