No Federal Stamps Cancelled on this Deed

#1946

ROBERTS & SON, BIRMINGHAM

William Evans, Sr. and wife, Lida Evans

TO

Earnest Nix and his wife Rebether Lee Nix

THE STATE OF ALABAMA
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Fifty & no/100 DOLLARS to the undersigned grantor William Evans, Sr. and wife Lida Evans in hand paid by Earnest Nix and his wife Rebether Lee Nix the receipt whereof is acknowledged we the said William Evans, Sr., and wife, Lida Evans do grant, bargain, sell and convey unto the said Earnest Nix the following described real estate, to-wit: Beginning 16 feet across No. 1 Street on S. E. side opposite corner stone on N end of No. 1 Street; running parallel with Jasper Rudledge's Lot 192 feet to S. E. corner stake then S. W. 87½ feet to a corner stake, then North 201½ feet to No. 1 Street, then running on No. 1 Street 89½ feet to the point of beginning.

This lot sold of the following lands a part of S. E. ¼ of Section 16, Township 22, Range 3 W.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Earnest Nix and his wife Rebether Lee Nix, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Earnest Nix 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 Earnest Nix & his wife Rebether Lee Nix 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 26th day of May, 1945.

Witnesses:

William Evans, Sr. (Seal.)

Lida Evans (Seal.)

(Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Wm. D. McConaughy
N. P.
a in and for said County, in said State, hereby certify that William Evans, Sr. and wife, Lida Evans whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand, this 26 day of May, A. D. 1945.

Wm. D. McConaughy, Notarial Seal

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
has been paid on the within instrument as required by law.
L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Wm. D. McConaughy
N. P.
a in and for said County, in said State, do hereby certify that on the 26 day of May, 1945, came before me the within named Lida Evans known to me (or made known to me), to be the wife of the within named William Evans, Sr. 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 26th day of May, A. D. 1945

Wm. D. McConaughy Notarial Seal

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 26th day of June, 1945, and was recorded in Volume 120, Record of Deeds, Page 488 on the 26th day of June, 1945.

Recording Fee, $ 1.00

L. C. Walker, Judge of Probate.