

# 2

(\$1.10 Federal Stamps Cancelled on this Deed)

James Regan, Jr. and wife Naomi Pool Regan  
 TO  
 J.M. Phillips and J.D. Phillips

THE STATE OF ALABAMA }  
 SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Eight hundred fifty DOLLARS  
 to the undersigned grantor James Regan, Jr., and wife Naomi Pool Regan  
 in hand paid by J. M. Phillips and J.D. Phillips  
 the receipt whereof is acknowledged we the said James Regan, Jr., and wife Naomi Pool Regan  
 do grant, bargain, sell and convey unto the said J.M. Phillips and J.D. Phillips

the following described real estate, to-wit:  
The north east quarter of the north east quarter of section 7, township 21, range 2 west, Shelby County, Alabama, excepting however from this conveyance the dirt roads as now located and being in the Eastern section, and a right-of-way for a narrow gauge railroad track through the South-east corner of twelve acre tract of land previously owned by the Saginaw Lime & Stone Company.

situated in Shelby County, Alabama.  
 To Have and to Hold, To the said J.M. Phillips and J.D. Phillips  
 heirs and assigns forever.  
 And we do, for ourselves and for our heirs, executors and administrators,  
 covenant with the said J.M. Phillips and J.D. Phillips, their  
 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  
J.M. Phillips and J.D. Phillips, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal S, this 18th day of August, 194 5.

Witnesses:  
Mrs. Will Franke James Regan, Jr. (Seal.)  
John A. Pool Naomi Pool Regan (Seal.)  
 (Seal.)  
 (Seal.)

THE STATE OF ALABAMA, ~~SHELBY~~ Jefferson COUNTY.  
 I, Will F. Franke  
 a Notary Public in and for said County, in said State, hereby certify that  
James Regan, Jr. and wife Naomi Pool Regan  
 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 18th day of August 194 5, ~~XXXXXX~~  
Will F. Franke  
 Notary Public

THE STATE OF ALABAMA, SHELBY COUNTY. Notary Public  
 I, L. C. WALKER  
 a JUDGE OF PROBATE in and for said County, in said State, hereby certify that  
I hereby certify that a subscribing witness  
 to the foregoing conveyance, known to me, appeared before me 18th day of August, 194 5, and being duly sworn stated that  
has been paid on the within the Grantor  
 voluntarily executed the same in presence 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 presence.  
 Given under my hand and seal, this 18th day of August, A. D. 194 5.

THE STATE OF ALABAMA, ~~SHELBY~~ Jefferson COUNTY.  
 I, Will F. Franke  
 a Notary Public in and for said County, in said State, do hereby  
 certify that on the 18th day of August, 194 5, came before me the within named  
Naomi Pool Regan known to me (or made known to me), to be the wife of the within named  
James Regan, Jr. 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 18th day of August 194 5, ~~XXXXXX~~  
Will F. Franke

THE STATE OF ALABAMA, SHELBY COUNTY. Notary Public  
 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  
22nd day of September, 194 5, and was recorded in Volume 122, Record of Deeds, Page 23 on the  
6th day of October, 194 5.  
 Recording Fee, \$ 1.25 L.C. Walker, Judge of Probate