#1120

$2.75 Federal Stamps Cancelled on this Deed

Flavel Hugh Smith and wife, Marjory C. Smith

TO

J. T. Phillips

THE STATE OF ALABAMA
SHELBY COUNTY

Consideration $2,500.00

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of One Thousand ($1,000.00) Dollars and other valuable considerations DOLLARS

to the undersigned grantor Flavel Hugh Smith & Wife Marjory C. Smith

in hand paid by J. T. Phillips

the receipt whereof is acknowledged by the said Flavel Hugh Smith & Wife Marjory C. Smith

do grant, bargain, sell and convey unto the said J. T. Phillips

the following described real estate, to-wit: Commencing at the Northeast corner of Section 2 Township 21, Range 3 West, and run thence South 344.5 feet to a point of beginning, run thence South 74.5 feet, run thence North 83 degrees and 30 minutes West 763 feet to the Birmingham and Montgomery Highway to a point 234 feet North of a property line known as the C. C. Murrah line, run thence North along the Birmingham and Montgomery Highway 70.5 feet, run thence 87 degrees and 45 minutes East 759 feet to the point of beginning, and being in the Northeast Quarter of Section 2, Township 21, Range 3 West, and being a part of the same property conveyed by Kate O. Simms to J. E. Walker on October 26, 1925, and recorded in the Probate Office of Shelby County, Alabama, in Deed Record Volume 78, on page 553. The above described property is bounded on the West by the Birmingham and Montgomery Highway, and on the East by the East Section of Section 2, Township 21, Range 3 West, and being the same lands conveyed to E. L. Fulton on March 26, 1928, by Will Willice and wife, Bessie Willice, which said deed was later corrected by deed recorded in Deed Book 104, on page 303, in the office of the Judge of Probate of Shelby County, Alabama, and situated in Shelby County, Alabama.

situated in ~~Shelby~~ County, Alabama.

To Have and to Hold, To the said J. T. Phillips heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said J. T. Phillips 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. T. Phillips 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 5th day of October, 1945

Witnesses:

Flavel Hugh Smith (Seal.)

Mrs. Marjory C. Smith (Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

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

Given under my hand, this 5th day of October, A. D. 1945.

K. B. Nickerson, Notary Public Shelby Co., Ala.

Notarial Seal

THE STATE OF ALABAMA, SHELBY COUNTY.

I, STATE OF ALABAMA SHELBY COUNTY 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 $2.50 Privilege Tax has been paid on this, 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 L. C. WALKER JUDGE OF PROBATE, A. D. 194

THE STATE OF ALABAMA, SHELBY COUNTY.

I, K. B. Nickerson a Notary Public in and for said County, in said State, do hereby certify that on the 5th day of October, 1945, came before me the within named Marjory C. Smith known to me (or made known to me), to be the wife of the within named Flavel Hugh Smith 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 5th day of October, A. D. 1945

K. B. Nickerson, Notary Public Shelby Co. Ala.

THE STATE OF ALABAMA, SHELBY COUNTY.

Notarial Seal

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 6th day of October, 1945, and was recorded in Volume 122, Record of Deeds, Page 67 on the 4th day of February, 1946

Recording Fee, $1.25

L. C. Walker, Judge of Probate