#352

($.55 Federal Stamps Cancelled on this Deed)

Fred Nichols and wife, Frances Nichols

TO

Dillars Thompson

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Four Hundred ($400.00) DOLLARS to the undersigned grantors Fred Nichols and wife, Frances Nichols, in hand paid by Dillard Thompson the receipt whereof is acknowledged we the said Fred Nichols and wife, Frances Nichols, do grant, bargain, sell and convey unto the said Dillard Thompson the following described real estate, to-wit: That certain house and lot in the town of Calera, Alabama, more particularly described as follows: "Begin at the southeast corner of the "Hannah Christian" lot, and run, along the eastern boundary of said "Hannah Christian" lot, in a northerly direction a distance of seventy-five (75) feet; thence, turn a right angle to the right, and run one hundred (100) feet; thence, turn a right angle to the right, and run seventy-five feet, to the northern boundary of Fourth Avenue; thence, run in a westerly direction, along said northern boundary, one hundred (100) feet, to the point of beginning; said lot or parcel being in section 16, township 22, range 2 west, in Shelby County, Alabama.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Dillard Thompson, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Dillars Thompson, his 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 Dillard Thompson, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 2nd day of November, 1945

Witnesses:

L.C.Walker, — Fred Nichols (Seal.)

Frances Nichols (Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L.C.Walker, a Probate Judge in and for said County, in said State, hereby certify that Fred Nichols and his wife, Frances Nichols 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 2nd day of November, A. D. 1945

(SEAL) L.C.Walker,
Probate Judge

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 Privilege Tax
Paid on said instrument as required by law.
L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L.C.Walker, a Probate Judge in and for said County, in said State, do hereby certify that on the 2nd day of November, 1945, came before me the within named Frances Nichols known to me (or made known to me), to be the wife of the within named Fred Nichols 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 2nd day of November, A. D. 1945.

(SEAL) L.C.Walker,
Probate Judge

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 2nd day of November, 1945, and was recorded in Volume 122, Record of Deeds, Page 139 on the 8th day of November, 1945

Recording Fee, $1.25 L.C.Walker, Judge of Probate