$1.10 Federal Stamps cancelled on this Deed #834

Grace Beard Anguin

TO

James A. Beard

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of ONE THOUSAND ($1000.00) DOLLARS to the undersigned grantor Grace Beard Anguin, a single woman,

in hand paid by James A Beard

the receipt whereof is acknowledged I the said Grace Beard Anguin, a single woman,

do grant, bargain, sell and convey unto the said James A. Beard

the following described real estate, to-wit:

An undivided one-half interest in and to the following: The northeast quarter of the southeast quarter(NE¼ofSE¼) of section twenty-seven(27), township twenty-one(21), range one(1) east, ~~containing~~ containing 40 acres, more or less; Also, the southeast quarter of the northeast quarter, (SE¼ofNE) of section twenty-eight (28), township twenty-one(21), range one(1) east, except a lot of about one-half acre in the northwest corner, deeded to Chille Strain, this last tract containing 39½ acres, more or less.

situated in Shelby County, Alabama.

To Have and to Hold, To the said James A. Beard, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said James A. Beard his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said James A. Beard his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this 29th day of December, 1945

Witnesses:

Frank Head — Grace Beard Anguin (Seal.)

(Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L. C. WALKER a Judge of Probate in and for said County, in said State, hereby certify that Grace Beard Anguin, a single woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand, this 29th day of December, A. D. 1945

L. C. WALKER

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
$1.00 Privilege Tax
on the within
instrument has been paid or
L. C. WALKER,
Judge of Probate.

THE STATE OF ALABAMA, SHELBY COUNTY.

I, a in and for said County, in said State, do hereby certify that on the day of , 194 came before me the within named known to me (or made known to me), to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within , 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 day of , A. D. 194

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 December, 1945, and was recorded in Volume 122, Record of Deeds, Page 282 on the 5th day of January, 1946

Recording Fee, $1.25

L. C. WALKER, Judge of Probate