

#1767

(\$2.20 Federal Stamps Cancelled on this Deed)

Elbert H. Sanders and wife, Maxine W. Sanders

THE STATE OF ALABAMA }
SHELBY COUNTY }

TO

Pearl Friedberger

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of

Eighteen hundred and no/100-

DOLLARS

to the undersigned grantor Elbert H. Sanders and wife, Maxine W. Sanders

in hand paid by Pearl Friedberger

the receipt whereof is acknowledged we the said Elbert H. Sanders and wife Maxine W. Sanders

do grant, bargain, sell and convey unto the said Pearl Friedberger

the following described real estate, to-wit: One house and lot in the town of Columbiana, Alabama and being Lot number (1) ONE according to the subdivision of the J.W. Johnston's property in the town of Columbiana, Alabama, the plat of which is recorded in the Probate Office of Shelby County, Alabama, and upon which is situated one six-room dwelling house, and situated on the East side of Thompson street and on the North side of the Columbiana Public School.

The above described lot being part of the land conveyed in that certain deed from J.W. Johnston to Alex Etress which appears of record in Deed Book 75, on page 260, in the Office of the Judge of Probate of Shelby County, Alabama, and also, being the same lot conveyed by Alex Etress and wife, Pearl Etress, to J.W. Hester, by deed dated August 21, 1943, which appears of record in Deed Book Volume 116 on page 573, in the office of the Judge of Probate of Shelby County, Alabama.

Also the same property conveyed by J.W. Hester and wife I.C. Hester to Elbert H. Sanders on September 25, 1944 by deed recorded in the Office of Judge of Probate in Deed Book 120 at page 2. situated in Shelby County, Alabama.

To Have and to Hold, To the said

Pearl Friedberger, her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Pearl Friedberger, her

heirs and assigns, that we 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 Pearl Friedberger, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal S and seal S, this day of 1945

Witnesses:

Maxine W. Sanders (Seal.)

Elbert H. Sanders (Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, S.A. Lokey

a Notary Public for State of Ala. at large in and for said County, in said State, hereby certify that

Elbert H. Sanders and wife Maxine W. Sanders

whose name S 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 7th day of February, A. D. 1945

S. A. Lokey

Notary Public

THE STATE OF ALABAMA, SHELBY COUNTY.

I,

a in and for said County, in said State, hereby certify that

to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that, a subscribing witness

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. 1945

THE STATE OF ALABAMA, SHELBY COUNTY.

I, S.A. Lokey

a Notary Public for the State of Ala. at large in and for said County, in said State, do hereby

certify that on the day of 1945, came before me the within named

Maxine W. Sanders

known to me (or made known to me), to be the wife of the within named

Elbert H. Sanders

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 7th day of February, A. D. 1945

S. A. Lokey

Notary Public

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 14th day of March, 1946, and was recorded in Volume 122, Record of Deeds, Page 475 on the

22nd day of March, 1946

Recording Fee, \$ 1.25

L.C. Walker, Judge of Probate