#2317

($3.85 Federal Stamps Cancelled on this Deed)

Charles H. Mahaffey, Jr. and wife, Leslie L. Mahaffey and R.C. Henderson, Jr. and wife, Elizabeth S. Henderson

TO

Sam Klotzman and wife, Rose M. Klotzman

THE STATE OF ALABAMA
SHELBY COUNTY

Consideration $3500.00

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of THREE THOUSAND & NO/100 and other valuable considerations, DOLLARS to the undersigned grantors Charles H. Mahaffey, Jr. and wife, Leslie L. Mahaffey, and R.C. Henderson, Jr., and wife, Elizabeth S. Henderson, in hand paid by Sam Klotzman and wife, Rose M. Klotzman the receipt whereof is acknowledged we the said Charles H. Mahaffey, Jr. and wife, Leslie L. Mahaffey and R.C. Henderson, Jr., and wife Elizabeth S. Henderson do grant, bargain, sell and convey unto the said Sam Klotzman and wife, Rose M. Klotzman

the following described real estate, to-wit: All that certain lot or tract of land hertofore known as the Best Residence Lot and the Best Bakery lot situated in the town of Montevallo, Alabama, and which is more accurately described as follows, to wit: Beginning at the Southwest corner of the interesection of Valley Streetwith Shelby Street, according to the original map and plat of Montevallo, Alabama, and running thence in a Southwesterly direction along the Northwest side of Valley Street a distance of 82 feet; run thence in a northwesterly direction and parallel with Shelby Street a distance of 127 feet; run thence in a Northeasterly direction and parallel with the Valley Street, a distance of 82 feet to the Southwest line of Shelby Street; run thence in a Southeasterly direction and along the Southwest side of Shelby Street a distance of 127 feet to the point of beginning, and being a part of Lot 12 according to the original map of the town of Montevallo, Alabama, and sitauted in the Southwest Quarter of the Southwest Quarter of Section 21, Township 22, Range 3 West.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Sam Klotzman, his wife Rose M. Klotzman their heirs and assigns forever.

And we, do, for ourselves and for our heirs, executors and administrators, covenant with the said Sam Klotzman, his wife, Rose M. Klotzman, 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 Sam Klotzman, his wife, Rose M. Klotzman, their 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 7t day of May, 194 6

Witnesses:

Charles H. Mahaffey, Jr. (Seal.)

Leslie L. Mahaffey (Seal.)

R.C. Henderson, Jr. (Seal.)

Elizabeth S. Henderson (Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, William D. McConaughy

a Notary Public in and for said County, in said State, hereby certify that Charles H. Mahaffey, Jr. and wife, Leslie L. Mahaffey, and R.C. Henderson, Jr. and wife Elizabeth S. Henderson 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 7 day of May, A. D. 194 6

Wm. D. McConaughy
Notary Public, Shelby County, Alabama.

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
3.50 Privilege Tax
has been paid on the within
instrument as required by
law.
L. C. WALKER
JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Wm. D. McConaughy

a Notary Public in and for said County, in said State, do hereby certify that on the 7 day of May, 194 6, came before me the within named Leslie L. Mahaffey and Elizabeth S. Henderson known to me (or made known to me), to be the wife of the within named Charles H. Mahaffey, Jr. and R.C. Henderson, respectively who, being examined separate and apart from the husband, touching her signature to the within deed, 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 7 day of May, A. D. 194 6

Wm. D. McConaughy
Notary Public, Shelby County, Alabama

NOTARIAL SEAL

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 10th day of May, 194 6, and was recorded in Volume 122, Record of Deeds, Page 605 on the 14th day of May, 194 6

Recording Fee, $ 1.25

L.C. Walker, Judge of Probate