

(\$1.10 Federal Stamps canceled on this deed)

2801

WARRANTY DEED

THE STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That John H. Ferguson and wife Sarah Ferguson for and in consideration of the sum of EIGHT HUNDRED AND NO/100 DOLLARS, to us in hand paid by R. H. Roden and wife Nell Roden the receipt whereof is hereby acknowledged we do hereby acknowledge, have granted, bargained, and sold, and by these presents do hereby grant, bargain, sell and convey unto the said R. H. Roden and Nell Roden, their heirs and assigns, the following described Real Estate, situated in the county of Shelby and State of Alabama, to-wit:

60 feet off of the West end of Lot No. 1 in Block 48 on the North Side of 8th Avenue according to Dunstan's Map and Survey of the Town of Calera, Alabama with all improvements thereon.

TO HAVE AND TO HOLD, the aforegranted premises to the said R. H. Roden and Nell Roden, their heirs and assigns forever.

AND WE DO covenant with the said R. H. Roden and Nell Roden, their heirs and assigns, that we are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that we have a good right to sell and convey the same to the said R. H. Roden and Nell Roden, their heirs and assigns, and that we will warrant and defend the premises to the said R. H. Roden and Nell Roden, their assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 26th day of June in the year of our Lord One Thousand Nine Hundred and Forty Six.

Signed, Sealed and Delivered in Presence of

JOHN H. FERGUSON (L.S.)

SARAH FERGUSON (L.S.)

THE STATE OF ALABAMA)

SHELBY COUNTY)

I, LIXON B. JONES, a Notary Public and Ex. Off. J. P. for said county, in said State, hereby certify that John H. Ferguson and wife Sarah Ferguson 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 the conveyance, they executed the same voluntarily, on the day the same bears date.

Given under my hand this the 26th day of June A.D. 1946.

DIXON B. JONES, NOTARY PUBLIC, EX. OFF. J.P.

THE STATE OF ALABAMA)

SHELBY COUNTY)

I, DIXON B. JONES, a Notary Public and Ex off J.P., in and for said County and State, do hereby certify that on the 26th day of June 1946, came before me the within named Sarah Ferguson known to me to be the wife of the within named John H. Ferguson who, being examined separate and apart from the husband touching her isgnature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraint or threats on the part of her husband.

In witness Whereof, I have hereunto set my hand, this 26th day of June A.D. 1946.

DIXON B. JONES, NOTARY PUBLIC, EX OFF J.P.

I hereby certify that the within Deed was filed in this office for record on the 27th day of June 1946 at 10 a.m. and duly recorded in Deed Record Book 124, page 364 on the 1st day of July 1946.

STATE OF ALABAMA
SHELBY COUNTY

L. C. WALKER, JUDGE OF PROBATE

I hereby certify that
\$ 1.00 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER
JUDGE OF PROBATE

Y