

W.F. Payne and his wife, Ola B. Payne

TO

Jay Falkner

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of
Two hundred and fifty

DOLLARS

to the undersigned grantor, S. W.F. Payne and his wife, Ola B. Payne

in hand paid by Jay Falkner

the receipt whereof is acknowledged WE the said W.F. Payne and his wife, Ola B. Payne

do grant, bargain, sell and convey unto the said Jay Falkner

the following described real estate, to-wit: Lot 1 in Block 2 according to the subdivision of J.W. Johnston's property in the town of Columbiana, Alabama, a plat of which is recorded in the probate office of Shelby County, Alabama.

situated in Shelby County, Alabama.

To Have and to Hold: To the said Jay Falkner, his

heirs and assigns forever.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with the said Jay Falkner, 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 Jay Falkner, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, WE have hereunto set our hands and seal, this 18th day of June, 1946.

Witnesses:

W.F. Payne (Seal)

Beatrice Payne (Seal)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, W.J. Horsley

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

W.F. Payne & wife Ola Beatrice Payne

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 19th day of June, A. D. 1946.

W.J. Horsley,
Notary Public

THE STATE OF ALABAMA, SHELBY COUNTY.

I,

STATE OF ALABAMA
SHELBY COUNTY

a Notary Public 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

voluntarily executed the same in presence, and in the presence of 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 subscribed name as a witness in presence.

Given under my hand and seal, this day of A. D. 1946.

THE STATE OF ALABAMA, SHELBY COUNTY.

I, W. J. Horsley

a Notary Public in and for said County, in said State, do hereby

certify that on the 19 day of June, 1946, came before me the within named

Ola Beatrice Payne

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

W.F. Payne

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 19 day of June, A. D. 1946.

W.J. Horsley,
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 29th day of June, 1946, and was recorded in Volume 125, Record of Deeds, Page 72

on the 2nd day of July, 1946

Recording Fee, \$ 1.00 L.C. Walker, Judge of Probate