$1.10 Federal Stamp cancelled on this deed

#299

Joe C. Duncan and wife, Maxine Duncan

TO

W. L. Blankenship

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Eight Hundred and no/100 ($850.00) DOLLARS to the undersigned grantor Joe C. Duncan and wife, Maxine Duncan in hand paid by W. L. Blankenship the receipt whereof is acknowledged we the said Joe C. Duncan and wife, Maxine Duncan do grant, bargain, sell and convey unto the said W. L. Blankenship the following described real estate, to-wit: The SE¼ of the SW¼ and the SW¼ of the SE¼ of Section 14, Township 21, Range 3 West; except the lands heretofore sold by the Grantors to Daniel Lowery as per warranty deed dated April 5, 1945. Said deed being recorded in the office of Probate Judge of Shelby County, Alabama.

Less all easements and rights-of-way as of record.

situated in Shelby County, Alabama.

To Have and to Hold: To the said W. L. Blankenship, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said W. L. Blankenship heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, ~~that~~ except as specifically set out herein 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 W. L. Blankenship heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 12th day of September, 1946.

Witnesses:

Joe C. Duncan (Seal)

Maxine Duncan (Seal)

(Seal)

(Seal)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Mrs. I. P. Goss a Notary Public in and for said County, in said State, hereby certify that Joe C. Duncan and wife, Maxine Duncan whose name 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 12th day of September, A. D. 1946.

NOTARIAL SEAL

Mrs. I. P. Goss

THE STATE OF ALABAMA, SHELBY COUNTY.

I, ... 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 ..... witness in ..... presence.

Given under my hand and seal, this ..... day of ....., A. D. 194..

I hereby certify that a $1.00 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, Mrs. I. P. Goss a Notary Public in and for said County, in said State, do hereby certify that on the 12th day of September, 1946, came before me the within named Maxine Duncan known to me (or made known to me), to be the wife of the within named Joe C. Duncan 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 12th day of September, A. D. 1946.

NOTARIAL SEAL

Mrs. I. P. Goss
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 21st day of October, 1946, and was recorded in Volume 125, Record of Deeds, Page 340 on the 24th day of October, 1946.

Recording Fee, $1.25

L. C. Walker, Judge of Probate