52

#1980
Value $50.00

Claudie A. Roy

TO

J. E. Bearden

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of One Dollar and other valuable considerations DOLLARS to the undersigned grantor Claudie A. Roy, a widow in hand paid by J. E. Bearden the receipt whereof is acknowledged I the said Claudie A. Roy do grant, bargain, sell and convey unto the said J. E. Bearden the following described real estate, to-wit: The SW¼ of the SE¼ of the SW¼ of Section 2, Township 20, Range 3 West, situated in Shelby County, Alabama.

There is excepted from this conveyance a tract of land consisting of 1½ acres described as follows: Begin at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Southwest Quarter and Run North along Quarter Section line 312 feet, East 208 feet, South to the Quarter Section line 312 feet, West along Quarter Section Line 208 feet to point of beginning.

Subject to any and all rights of way which the South and North Alabama Railroad Company, andthe Alabama Power Company may have in said property

situated in Shelby County, Alabama.

To Have and to Hold, To the said J. E. Bearden, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said J. E. Bearden, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and My heirs, executors and administrators, shall warrant and defend the same to the said J. E. Bearden, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal, this 16th day of April, 1945

Witnesses:

Claudie A. Roy (Seal.)

(Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Oscar Harris a Notary Public in and for said County, in said State, hereby certify that Claudie A. Roy, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance executed the same voluntarily on the day the same bears date.

Given under my hand, this 16 day of April, A. D. 1945

NOTARIAL SEAL

Oscar Harris
Notary Public

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
$ .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, a in and for said County, in said State, do hereby certify that on the day of , 194, came before me the within named known to me (or made known to me), to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within , 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 day of , A. D. 194

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 15th day of February, 1947, and was recorded in Volume 128, Record of Deeds, Page 52 on the 6th day of March, 1947

Recording Fee, $

L. C. Walker, Judge of Probate