#149

$ 6.60 Federal Stamps Value $6500.00

George Beard and wife, Ruthie Beard

TO

Josie H. Cohron

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Five thousand six hundred eighty nine & 58/100 and the assumption of mortgage from Beard to Federal Land Bank. DOLLARS to the undersigned grantor George Beard and wife, Ruthie Beard in hand paid by Josie H. Cohron the receipt whereof is acknowledged we the said George Beard and Ruthie Beard do grant, bargain, sell and convey unto the said Josie H. Cohron the following described real estate, to-wit: The SW¼ of NE¼, NE¼ of NE¼ and 20 acres off the south side of the NW¼ of NE¼; all in Section 28, Township 21, Range 1 East; also 5/8 of an acre in the northwest corner of the SE¼ of NE¼, being 165 feet long east and west and 135 feet long north and south; Section 28, Township 21, Range 1 East, situated in Shelby County, Alabama. Subject to transmission line permit of Alabama Power Company. Subject also to public road right-of-way,

situated in Shelby County, Alabama.

To Have and to Hold, To the said Josie H. Cohron, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Josie H. Cohron, her 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 Josie H. Cohron, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 11th day of October, 1948.

Witnesses:

George Beard (Seal.)
Ruthie Beard (Seal.)
(Seal.)
(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY

I, Marie Collins a Notary Public in and for said County, in said State, hereby certify that George Beard and wife, Ruthie Beard 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 who are executed the same voluntarily on the day the same bears date.

Given under my hand, this 11th day of October, A. D., 1948.

Marie Collins, 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
$ 6.50 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, Marie Collins a Notary Public in and for said County, in said State, do hereby certify that on the 11th day of October, 1948, came before me the within named Ruthie Beard known to me (or made known to me), to be the wife of the within named George Beard 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 11th day of October, A. D., 1948.

Marie Collins, 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 11th day of October, 1948, and was recorded in Volume 132, Record of Deeds, Page 496 on the 14th day of October, 1948.

Recording Fee, $ 1.25 L. C. Walker, Judge of Probate