

19729 ROBERTS & SON, BIRMINGHAM

1626

William Ratchford

THE STATE OF ALABAMA
SHELBY COUNTY

TO

H. L. D. Phillips

KNOW ALL MEN BY THESE PRESENTS:

That I, William Ratchford for and in consideration of One hundred & Twenty Five Dollars, to me in hand paid by H. L. D. Phillips the receipt whereof is acknowledged.

in hand paid by H. L. D. Phillips the receipt whereof is acknowledged.

do grant, bargain, sell and convey unto the said H. L. D. Phillips

the following described property to-wit: The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section (20) Township (22) Range One West. Also thirty acres off the North end of fraction A Section (20) Township (22) Range One West. Containing Seventy acres more or less.

situated, lying, and being in the County of Shelby, and State of Alabama.

To Have and to Hold, the same unto the said H. L. D. Phillips, his heirs

heirs and assigns forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said H. L. D. Phillips and his heirs and assigns, that said land 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 said property; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said H. L. D. Phillips his heirs, executors and assigns forever, against the lawful claims of all persons whatsoever.

Given under our hand and seal, this Seventh day of February, 1902.

Witnesses:

J. W. N. Ratchford

(Seal)

R. E. Ratchford

(Seal)

(Seal)

(Seal)

THE STATE OF ALABAMA, SHELBY COUNTY

I, B. L. Moore, a Justice of Peace

in and for said County, in said State, hereby certify that William Ratchford & wife whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 7 day of February, 1902.

B. L. Moore, J. P.

THE STATE OF ALABAMA, SHELBY COUNTY

I, 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., 19.

THE STATE OF ALABAMA, SHELBY COUNTY

I, B. L. Moore, A Justice of Peace

certify that on the Seventh day of February, 1902, came before me the within named R. E. Ratchford made known to me (or made known to me), to be the wife of the within named William Ratchford 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 Seventh day of February, 1902.

B. L. Moore, J. P.

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 14th day of February, 1949, and was recorded in Volume 137, Record of Deeds, Page 92 on the 15th day of February, 1949.

Recording Fee, \$ 1.25.

L. C. Walker

Judge of Probate

No day due on this instrument, dated 7 Feb - 1902.