#1627



19723 ROBERTS & SON, BIRMINGHAM

H. L. D. Phillips and wife Iwanna Phillips

TO

M. L. Canada

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of ONE HUNDRED & FIFTY (100 (1,050.00) DOLLARS to the undersigned grantor s H. L. D. Phillips and wife Iwanna Phillips in hand paid by M. L. Canada the receipt whereof is acknowledged we the said H. L. D. Phillips and wife Iwanna Phillips do grant, bargain, sell and convey unto the said M. L. Canada the following described real estate, to-wit: The Northwest Quarter (NW¼) of North West Quarter (NW¼) and thirty (30) acres off the North end of fraction "A", Section 20, Township 22, Range 1 West. Containing in all Seventy (70) acres more or less.

situated in Shelby County, Alabama.

**To Have and to Hold,** To the said M. L. Canada, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said M. L. Canada, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; and 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 M. L. Canada, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal, this 21st day of March, 1906.

Witnesses:

H. L. D. Phillips (Seal)
Iwanna her x mark Phillips (Seal)
(Seal)
(Seal)

THE STATE OF ALABAMA, SHELBY COUNTY

I, Wales W. Wallace, a Notary Public in and for said County, in said State, hereby certify that H. L. D. Philips and Iwanna Philips 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 21st day of March, 1906.

Wales W. Wallace, 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., 19.....

THE STATE OF ALABAMA, SHELBY COUNTY

I, Wales W. Wallace, a Notary Public in and for said County, in said State, do hereby certify that on the 21st day of March, 1906, came before me the within named Iwanna Philips known to me (or ~~proved to me~~ me), to be the wife of the within named H. L. D. Philips 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 21st day of March, A. D., 1906.

Wales W. Wallace, 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 14th day of February, 1949, and was recorded in Volume 137, Record of Deeds, Page 93 on the 15th day of February, 1949.

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

No Tax due on this instrument, dated March-1906.