

2085

(\$.55 Federal Stamps Cancelled on this Deed)

19728 ROBERTS & SON, BIRMINGHAM

Sam Joseph McGaughy and wife Etta Lee McGaughy / } THE STATE OF ALABAMA }
 TO } SHELBY COUNTY }
 Alvin McGaughy }
 KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of
 Two hundred fifty and no/100 DOLLARS
 to the undersigned grantor
 Sam Joseph McGaughy and wife Etta Lee McGaughy
 in hand paid by Alvin McGaughy
 the receipt whereof is acknowledged we the said Sam Joseph McGaughy and wife, Etta Lee McGaughy
 do grant, bargain, sell and convey unto the said Alvin McGaughy

the following described real estate, to-wit:
 Beginning at the center corner of Section 3, Township 24, north, Range 12 East as a point of reference; thence north with the land line north, 1 degree 35 minutes west 838.6 feet to a point 30 feet south of the center line of the Calera-Centerville Highway; thence north, 85 degrees 50 minutes west, 322 feet along and parallel to said highway to the beginning point, said point being the northeast corner of Lot No. 1 according to survey of Wilson sub-division # 1 in corporate limits of Montevallo, as shown by Map of said sub-division on file in the Probate Office of Shelby County, Alabama; from said beginning point run south, 4 degrees 11 minutes east, 120 feet to the southeast corner of said lot; thence south, 85 degrees 49 minutes west, 95 feet to a point; thence north 4 degrees 11 minutes west, 146 feet, more or less, to the south right of way line of Calera-Centerville Highway; thence in an easterly direction along said right of way line 97 feet to the point of beginning; being situated in Shelby County, Alabama.

To Have and to Hold, To the said Alvin McGaughy, his

heirs and assigns forever.
 And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Alvin McGaughy, his 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 Alvin McGaughy, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal, this 14th day of March, 1949.

Witnesses:
 Sam Joseph McGaughy (Seal)
 Etta Lee McGaughy (Seal)

THE STATE OF ALABAMA, SHELBY COUNTY
 I, Mary Lee Mahaffey
 a Notary Public in and for said County, in said State, hereby certify that Sam Joseph McGaughy and wife, Etta Lee McGaughy 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 have executed the same voluntarily on the day the same bears date.
 Given under my hand, this 14th day of March, A. D., 1949.
 Mary Lee Mahaffey
 Notary Public NOTARIAL SEAL

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 _____ name as a witness in _____ presence.
 I hereby certify that _____ has been paid on the with _____ in instrument as required by law.
 L. C. WALKER,
 JUDGE OF PROBATE
 Given under my hand and seal, this _____ day of _____, A. D., 19_____

THE STATE OF ALABAMA, SHELBY COUNTY
 I, Mary Lee Mahaffey
 a Notary Public in and for said County, in said State, do hereby certify that on the 14th day of March, 1949, came before me the within named Etta Lee McGaughy known to me (or made known to me), to be the wife of the within named Sam Joseph McGaughy 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 14th day of March, A. D., 1949.
 Mary Lee Mahaffey
 Notary Public NOTARIAL SEAL

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 16th day of March, 1949 and was recorded in Volume 137, Record of Deeds, Page 149 on the 17th day of March, 1949.
 Recording Fee, \$ 1.25
 L. C. Walker, Judge of Probate