

2603

BOOK 152 PAGE 301

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar, to the undersigned grantors, Dewey E. Ruffin, Faye Ruffin Ryan, Cola Ruffin Ryals, Mabel Ruffin Arnold and Ola Ruffin Rockett, in hand paid by Joseph S. Davidson, the receipt of which is hereby acknowledged, we, the said Dewey E. Ruffin and wife, Irene R. Ruffin; Faye Ruffin Ryan and husband, John M. Ryan, Jr.; Coal Ruffin Ryals and husband, Walter B. Ryals; Mabel Ruffin Arnold and husband, Norman L. Arnold; and Ola Ruffin Rockett and husband, John A. Rockett, do grant, bargain, sell and convey to and unto the said Joseph S. Davidson the following described real estate, situated in Shelby County, Alabama, to-wit:

All of Lot 7 and a part of Lots 6 and 8, all in Block 6 according to Joseph Squire's Map of the Town of Helena, Alabama, being more particularly described as follows: Commence at the point of intersection of the west line of 2nd Street with the north line of 1st Avenue in the Town of Helena, Alabama, and run north, 1 degree and 30 minutes west along the west line of said 2nd Street, 45 feet to the point of beginning of the land herein conveyed; thence continue along said 2nd Street north, 1 degree and 30 minutes west, 61 feet; thence north, 78 degrees west, 413.6 feet to the easterly line of Branch Alley; thence along same, run south, 27 degrees east, 97 feet; thence south, 81 degrees east, 369 feet to the point of beginning.

This deed is executed for the purpose of correcting the defective description contained in that certain deed from the grantors herein to the grantee herein dated April 17, 1951.

TO HAVE AND TO HOLD to and unto the said Joseph S. Davidson, his heirs and assigns forever. And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Joseph S. Davidson, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Joseph S. Davidson, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 24 day of March, 1952.

Dewey E. Ruffin
Dewey E. Ruffin
Irene R. Ruffin
Irene R. Ruffin
Faye Ruffin Ryan
Faye Ruffin Ryan
John M. Ryan, Jr.
John M. Ryan, Jr.

Cola Ruffin Ryals
Cola Ruffin Ryals
Walter B. Ryals
Walter B. Ryals
By Cola Ruffin Ryals
His Attorney in fact.
Mabel Ruffin Arnold
Mabel Ruffin Arnold
Norman L. Arnold
Norman L. Arnold
Ola R. Rockett
Ola Ruffin Rockett
John A. Rockett
John A. Rockett

State of Alabama

Jefferson County

I, R. C. Campbell, a Notary Public in and for said County, in said State, hereby certify that Dewey E. Ruffin and wife, Irene R. Ruffin, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 34 day of March, 1952.

R. C. Campbell
Notary Public

State of California

Alameda County

I, MARY DINEEN, a Notary Public in and for said County, in said State, hereby certify that Faye Ruffin Ryan and husband, John M. Ryan, Jr., 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 16th day of January, 1952.

Mary Dineen
Notary Public

STATE OF KANSAS

COUNTY OF JEWELL

I, Lela Lamb, a Notary Public in and for said county, and state, hereby certify that Cola Ruffin Ryals whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 19 day of Jan., 1952.

My Commission Expires Mar. 24, 1954

Lela Lamb
Notary Public

STATE OF KANSAS

COUNTY OF JEWELL

I, Lela Lamb, a Notary Public, in and for said county in said state, hereby certify that Cola Ruffin Ryals, whose name as attorney in fact for Walter B. Ryals 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 the conveyance, she, in her capacity as such attorney in fact for Walter B. Ryals, executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 19 day of Jan., 1952.

My Commission Expires Mar. 24, 1954

Lela Lamb
Notary Public

STATE OF TEXAS

TRAVIS COUNTY

I, Mrs. Bernice Simmons, a Notary Public in and for said County, in said State, hereby certify that Mabel Ruffin Arnold and husband, Norman L. Arnold, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 25th day of February, 1952.
1951.

My Commission Expires June 1, 1952.
Mrs. Bernice Simmons
Notary Public

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STATE OF ALABAMA

Jessup County
~~ESSUP COUNTY~~

I, *R. C. Campbell*, a Notary Public in and for said County, in said State, hereby certify that Ola Ruffin Rockett and husband, John A. Rockett, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the *31st* day of *March*,

1952
1951.

R. C. Campbell
Notary Public

Filed in the office of the Probate Judge on the *3* day of *Apr* 19*52* at *2* o'clock *P*M
and recorded in *Deed* Book *152* Page *301* this *4* day of *Apr* 19*52*
Deed Tax, *22* Mortgage Tax *7* has been paid.

L.C. Walker, Judge of Probate