

41.10 2nd floor

The State of Alabama

4071

Shelby COUNTY

Know All Men by These Presents, That in consideration of Seven Hundred Dollars Cash and the assumption of a 1st mortgage to Wm. I. Capps which the buyers agree to pay at \$70.24 per month until the full amount has been paid, including interest, insurance and taxes. Payments begin April 1, 1960. to the undersigned grantors Frankie Nix and wife Ernestine Nix

in hand paid by C.R. Fleming and wife Mary E. Fleming

the receipt whereof is acknowledged we the said Frankie Nix and wife Ernestine Nix

do grant, bargain, sell and convey unto the said C.R. Fleming and wife Mary E. Fleming

the following described real estate, to-wit Lot No. 8 in Capps Addition to Calera as shown of record in Map Book 3, on page 155 in the Office of the Judge of Probate of Shelby County, Alabama, and being a part of Fractional Southeast Quarter of Section 20, Township 22, Range 2 West. situated in Shelby County, Alabama.

To Have and to Hold, To the said C.R. Fleming and wife Mary E. Fleming their

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said C.R. Fleming and wife Mary E. Fleming their

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 C.R. Fleming and wife Mary E. Fleming their

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand s and seal s, this 23 day of March, 1960.

WITNESSES:

Frankie Nix (Seal.) Ernestine Nix (Seal.)

See mtg 2K9 page 161

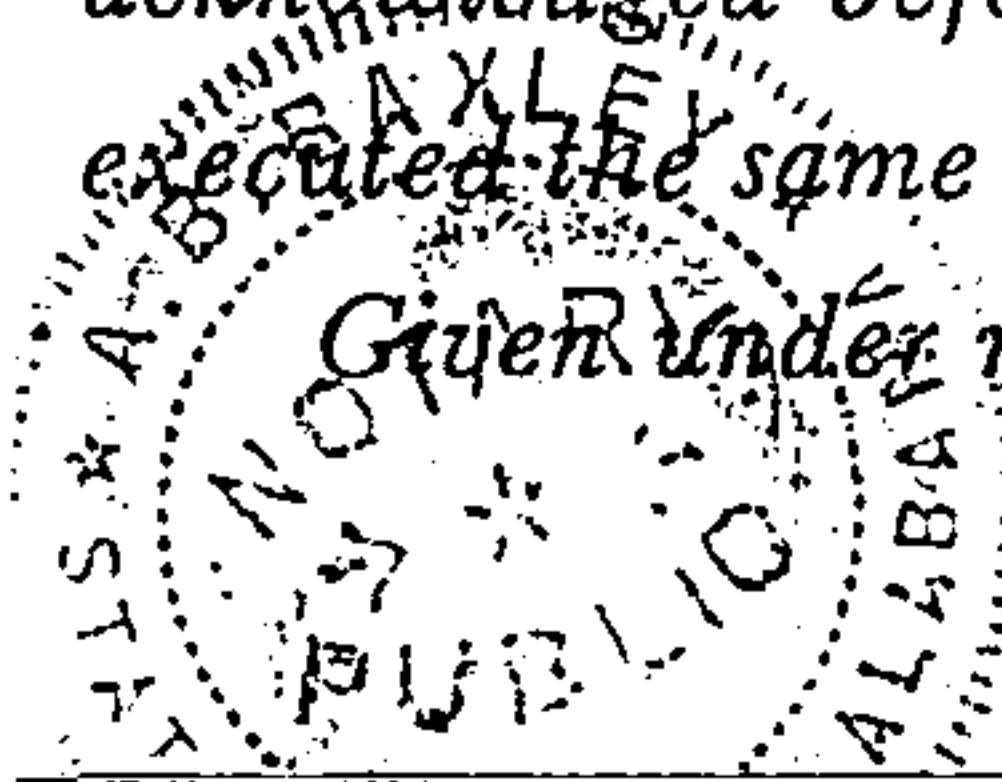
THE STATE OF ALABAMA,

Shelby County

I, A.B. Baxley

a Notary Public for the State at Large in and for said County, in said State, hereby certify that Frankie Nix and wife Ernestine Nix 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 23rd day of March A. D. 1960.



A.B. Baxley Notary Public for State at Large

Filed 7/2/60 8 AM (Seal) 2021