

2896

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$2250.00) DOLLARS to the undersigned Grantors, Vannie Duke, a widow, Lester Duke, Hubert Duke, John Duke, and Frances Duke Sawyer, being the next of kin and sole surviving heirs at law of Ben H. Duke, deceased, in hand paid by T. A. Farris, the receipt whereof is acknowledged, we the said Vannie Duke, Lester Duke and wife, Alice Duke, Hubert Duke and wife, Margaret Duke, John Duke and wife, Jane Duke, and Frances Duke Sawyer and husband, George Sawyer, do grant, bargain, sell and convey unto the said T. A. Farris the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29 in Block 1 NICKERSON-SCOTT SURVEY being a subdivision of part of $E\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 35 and part of $NW\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 36 in Township 20 South, Range 3 West, according to Map as recorded in Map Book 3 on page 34 in Probate Office of Shelby County, Alabama.

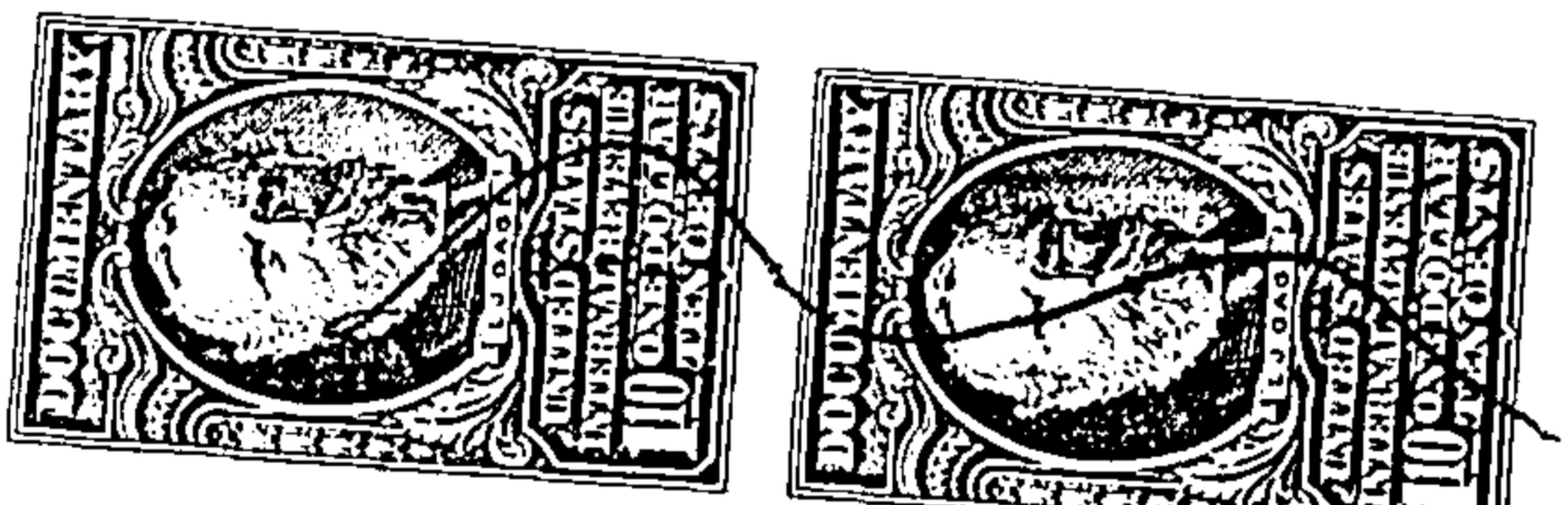
EXCEPTING HIGHWAY RIGHT OF WAY of Birmingham-Montgomery Highway.

Subject to Easement to Alabama Power Company.

TO HAVE AND TO HOLD, To the said T. A. Farris, his heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29 day of March, 1961.



Vannie Duke

(SEAL)

Vannie Duke

Lester Duke

(SEAL)

Alice Duke

(SEAL)

Alice Duke



Hubert Duke (SEAL)
Hubert Duke

Margaret Duke (SEAL)
Margaret Duke

John Duke (SEAL)
John Duke

Jane Duke (SEAL)
Jane Duke

Frances Duke Sawyer (SEAL)
Frances Duke Sawyer

George Sawyer (SEAL)
George Sawyer

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Charles L. Beacham, a Notary Public in and for said County, in said State, hereby certify that Vannie Duke, a widow, Hubert Duke and wife, Margaret Duke, John Duke and wife, Jane Duke, and Frances Duke Sawyer and husband, George Sawyer, 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 official seal this 29th day of March, 1961.

Charles L. Beacham
Notary Public

STATE OF NORTH CAROLINA)

Columbus County)

I, Doris S. Ward, a Notary Public in and for said County, in said State, hereby certify that Lester Duke and wife, Alice Duke, 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 official seal this 22 day of March, 1961.

Doris S. Ward
Notary Public

My commission expires 3-5-63

FILED 31 MARCH 1961

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed for record in this office on the 31 day of March 1961 at 10:00 M. o'clock, and recorded in Book 87 at page 510 on the 1 day of April 1961. Mortgage Tax 2.50 Deed Tax 2.50 has been paid.

Conrad M. Fowler