

State Of Alabama,

SHELBY County

2978

Know All Men by These Presents,

2500.00
see mtg 292
page 242

In Consideration Of ONE THOUSAND SEVEN HUNDRED FIFTY AND NO/100----- Dollars
and the execution of a purchase money mortgage
to the undersigned grantor s W. J. Nicholson and wife Margaret B. Nicholson

in hand paid by Clifton H. Benton

the receipt whereof is acknowledged we the said W. J. Nicholson and wife Margaret B. Nicholson

do

Grant, Bargain, Sell and Convey unto the said Clifton H. Benton

the following described real estate, situated in Shelby County, Alabama, to-wit:

Two parcels of land situated in the SW¼ of NE¼, Section 30, Township 19, Range 1 East, described as follows:

From right-of-way stone marker 852-15 on North side of Highway No. 280 in said Quarter-Quarter Section, run South parallel with the North and South center line of Section 30 to a point on South side of said highway right-of-way; thence run South 420 feet to the point of beginning of the lot herein described and conveyed; thence run West 210 feet; thence run South at right angle 420 feet; thence run East at right angle 210 feet; thence run North 420 feet to the point of beginning. Mineral and mining rights excepted.

Also that part of SW¼ of NE¼ of Section 30, Township 19, Range 1 East described as follows: Beginning at the Southeast corner of the lot purchased by grantors from B. H. Green and wife Mamie Green by deed dated February 9, 1951, and recorded in Deed Book 146 at page 493, in the Office of Judge of Probate, Shelby County, Alabama, (being the property described above); thence run South 209 feet to the Northeast corner of Vessel's land; thence run West along the North boundary line of Vessel's land 209 feet; thence run North 209 feet to the Southwest corner of grantor's lot purchased from Green, as referred to above; thence run East along the South line of said lot a distance of 209 feet to the point of beginning. This being the same property purchased by grantors by deed dated February 11, 1952, from J. T. Johnson and wife Ethel Johnson, and recorded in Deed Book 153 at page 585, in the Office of Judge of Probate, Shelby County, Alabama.

To Have And To Hold, to the said Clifton H. Benton, his

heirs, assigns and successors forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Clifton H. Benton, his

heirs, assigns and successors, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except ad valorem taxes for the year 1961.

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 Clifton H. Benton, his heirs, assigns and successors forever, against the lawful claims of all persons.

In Witness Whereof, we have each hereunto set our hand and seal, this 6th day of June, 1961.

WITNESSES:

W. J. Nicholson

W. J. Nicholson

Seal

Seal

Margaret B. Nicholson

Seal

Seal

BOOK 215 PAGE 696

ACKNOWLEDGMENTS

State Of ALABAMA
SHELBY County

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that W. J. Nicholson and wife Margaret B. Nicholson 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 6th day of June, 1961.

W. W. Rabren
W. W. Rabren As Notary Public.



I, that on the day of and for said County, in said State, do hereby certify, came before me the within named

known to me to be the wife of the within named

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, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of

As Notary Public.

State Of County

I, a Notary Public in and for said County, in said State, hereby certify that, a subscribing witness to the foregoing conveyance, known to me, appeared before me on this day, and being 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 official seal this day of

As Notary Public.

TO

1660 N. 19 St.
Blm Allen

Warranty Deed

State of Alabama
Shelby County

Conrad M. Fowler

I hereby certify that the within deed was filed in this office for record on the 6 day of June 1961, at 3 o'clock P.M., and was duly recorded in Vol. 215 of Deeds, at page 696, and examined.

Conrad M. Fowler

Judge of Probate.

3.85
2.00
1.15
7.30

Printed and For Sale by Zac Smith, Birmingham, Ala.

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 6 day of June 1961 at 3 o'clock and recorded in Book 215 at page 696 on the 13 day of June 1961. Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler
Judge of Probate