

3331

STATE OF NEW JERSEY:

ESSEX COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration, of THIRTY-NINE THOUSAND DOLLARS (\$39,000.00), to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, IVAN W. SPRAITZAR (herein referred to as grantor), do grant, bargain, sell and convey unto EVELYN RUTH SPRAITZAR (herein referred to as grantee), in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

All of the NW 1/4 of the NW 1/4 of Section 35, Township 19, Range 1 West, located and situated in Shelby County, Alabama, with exception of railroad right-of-way now existing on or across said realty, consisting of 40 acres, more or less, it being expressly understood that the grantors herein,



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Shelby Cnty Judge of Probate, AL
04/01/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, to the said GRANTEE in fee simple, and to her heirs and assigns forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 18th day of March, 1975.

Ivan W. Spraitzar
IVAN W. SPRAITZAR

WITNESS:

Micheline F. Calaguire
MICHELINA F. CALAGUIRE

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STATE OF NEW JERSEY:
: SS.
COUNTY OF ESSEX :

I, MICHELINA F. CALAGUIRE, a Notary Public of New Jersey, hereby certify that IVAN W. SPRAITZAR, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of

March, 1975.

Micheline F. Calaguire
MICHELINA F. CALAGUIRE
Notary Public of New Jersey
My Comm. expires Sept. 26, 1976

STATE OF NEW JERSEY.
County of Union

ss.:

I, WALTER G. HALPIN, Clerk of the County of Union, and also Clerk of the County Court for said County, the same being a Court of Record, Do Hereby Certify, That

Micheline F. Calaguire
whose name is subscribed to the affidavit, proof or acknowledgement of the annexed instrument and thereupon written, was at the time of taking such affidavit, proof or acknowledgement, a NOTARY PUBLIC in and for said State, com-

missioned, sworn and duly authorized to take and certify affidavits, acknowledgements and proofs of deeds for the conveyance of lands, tenements or hereditaments to be recorded in said State. And further, that said proof, affidavit or acknowledgement is duly executed and taken according to the laws of this State, that full faith and credit are and ought to be given to his official acts, and that I am well acquainted with the handwriting of such NOTARY PUBLIC and verily believe that the signature to the said certificate of proof, affidavit or acknowledgement is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the day of , 19
7240 said Court and County, the

MAR 20 1975
Clerk.

Walter G. Halpin



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Shelby Cnty Judge of Probate, AL
04/01/1975 12:00:00AM FILED/CERT

U.C.C. FILE HEREIN OR
REC. OFF. AS SHOWN ABOVE

DEPT. OF PROBATE

STATE OF ALA. SECTION 10
CERTIFY THIS
INSTRUMENT WAS FILED
1975 APR -14 AM 8:12