

ST CLAIR and)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Paul F. Hames and wife, Florence W. Hames (herein referred to as grantors) do grant, bargain, sell and convey unto Armand G. Eiring and wife, Sarah Stephens Polt Eiring (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in St. Clair and Shelby County, Alabama to-wit:

PARCEL I

The following described real estate situated in St. Clair County, Alabama: The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 17 South, Range 2 East, and also the West 561 feet of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 32, Township 17 South, Range 2 East.

PARCEL II

And the following described real estate situated in Shelby County, Alabama: That part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 5, Township 18 South, Range 2 East, which lies North and East of a Farm Road, and also that part of the West 561 feet of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 5, Township 18 South, Range 2 East, which lies North of said Farm Road. Said Farm Road being the same Farm Road designated in that certain deed heretofore executed by Emily E. White, et als, to T.F. Davis and wife, Juanita Davis, on October 2, 1963, and recorded in Deed Book 227 at page 501, Office of Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes due in the year 1971, a lien but not yet payable.
2. A 1/16 interest in all gas and oil in, under and upon the said property is reserved by deed from Kate D. Dyke and husband, L.M. Dyke to Queen-Alton Investment company, a corporation, dated August 25, 1938 and recorded in Deed Book 96, page 438, Office of Judge of Probate of Shelby County, Alabama, and recorded in Deed Book 22, Page 445, in Office of Judge of Probate of St. Clair County, Alabama.
3. Rights of individuals and of the public claimed in connection with the Farm Road referred to in the description of the subject property.
4. As part of the consideration hereof the grantees named herein assume and agree to pay that certain purchase money mortgage from Paul F. Hames and wife, Florence W. Hames to Emily E. White, dated January 21, 1967 and filed January 23, 1967 at 2:00 P.M. in Probate Office of Shelby County, Alabama and recorded in Mortgage Book 305, page 51. Also recorded in St. Clair County, Alabama on January 28, 1967 at 9:42 A.M. and recorded in Mortgage Book 128, page 91.
5. Right of way in favor of Shelby County, Alabama, in Deed Volume 248, page 505

\$30,000.00 of purchase price recited above was paid from a mortgage loan closed simultaneously herewith this deed

TO HAVE AND TO HOLD, to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises: That they are free from all encumbrances: except hereinabove noted.

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

IN WITNESS WHEREOF, we have hereunto set our hand and seals, this 12th day of March, 1971

WITNESS:

Paul F. Hames
(Paul F. Hames)

(Paul F. Hames)
Florence W. Hames
(Florence W. Hames)

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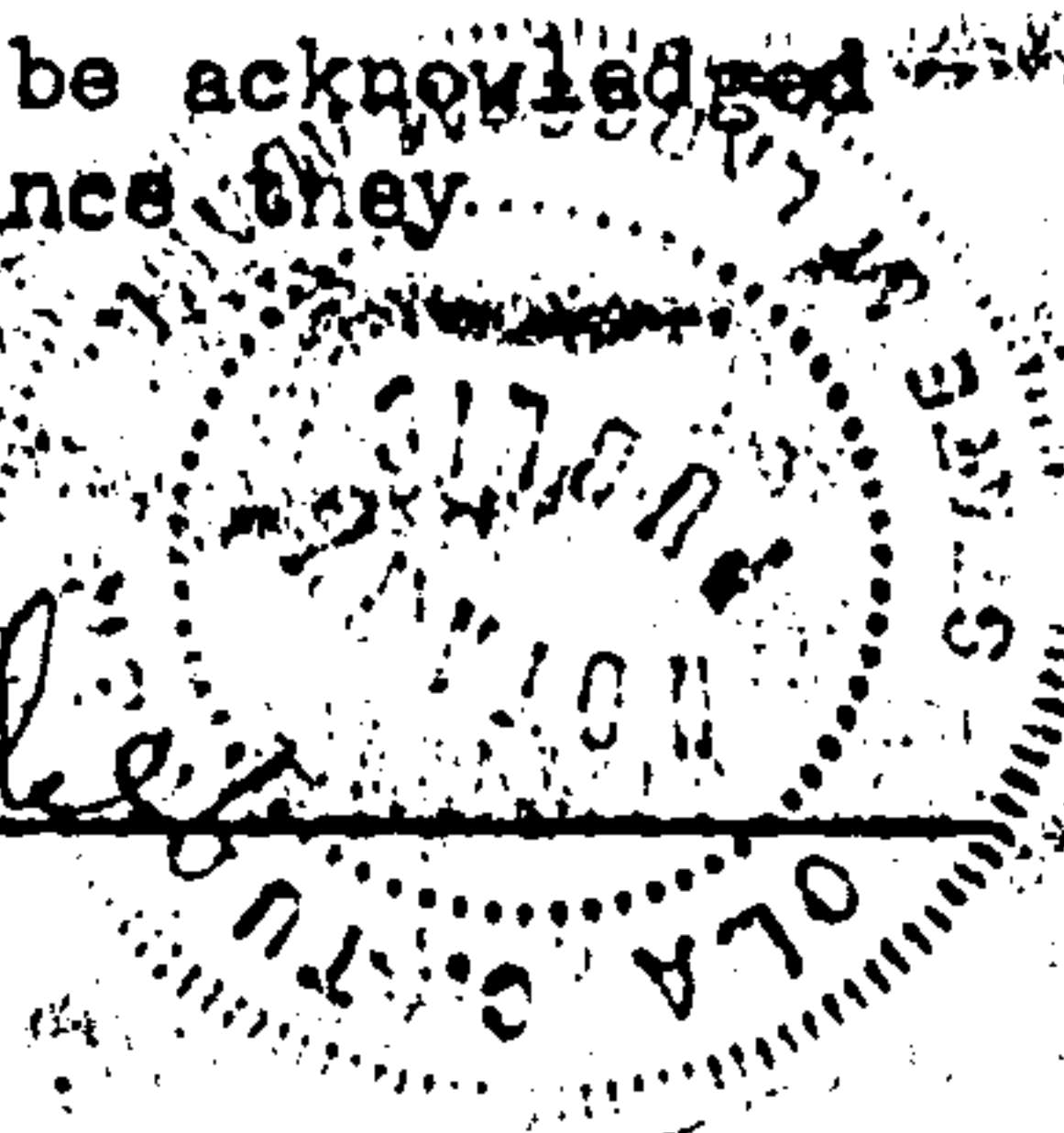
The State of Alabama)
Jefferson County)

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I, Ola C. Tucker, a Notary Public in and for said County, in said State hereby certify that Paul F. Hames and wife, Florence W. Hames whose names are signed to the foregoing conveyance, and who are known to be 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 12th day of March 1971.

Ola C. Tucker
Notary Public



This deed prepared by Ola C. Tucker
2923 Crescent Avenue
Homewood, Alabama



19710326000011650 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/26/1971 12:00:00 AM FILED/CERT

The State of Alabama, St. Clair County.

I hereby certify that the within instrument was filed in this office for record on the 12 day of March 1971 at 10³⁰ O'clock A.M., and recorded in Book Record Page and examined.

JAMES S. SATTERFIELD, Judge of Probate

Land Tax 5.00
Mtg. Tax
PHe Fee
Recording Fee 1.30
Total 6.30 pl.

62935

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STATE OF ALABAMA, ST. CLAIR COUNTY
NOTARY PUBLIC
TAX 14 St. Clair City
REC. Bk. & PAGE AS SHOWN ABOVE
UCC FILE NUMBER OR
CANCELED BY
JUDGE OF PROBATE

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