

This instrument prepared by: D. H. Markstein, Jr., 512 Massey Building,  
Birmingham, Alabama 35203.

STATE OF ALABAMA )

SHELBY COUNTY )

6602



19750731000040770 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/31/1975 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the  
issurance of a private annuity by the within named Grantee in favor of the  
undersigned Jennie G. Hoffman, the receipt of which is hereby acknow-  
ledged, we, the undersigned Jennie G. Hoffman and husband, Ellis  
Hoffman, do hereby grant, bargain, sell, and convey unto Lois Cohn all  
of our right, title, and interest in and to the following described real estate  
situated in Shelby County, Alabama, to-wit:

PARCEL 1:

A lot in the town of Montevallo, Alabama, being a part  
of Lots Nineteen (19) and Twenty (20) in the original  
Plan of said town, said lot being described as beginning  
at a point on the northwest side of Main Street, which  
street is also known as Broad Street, which point is one  
hundred thirty-three feet and two inches north east from  
the intersection of the northwest side of Main or Broad  
Street and the northeast side of Shelby Street in said  
town; thence run northeast along said Main or Broad  
Street twenty-five (25) feet; thence run northwest and  
perpendicular to said Main or Broad Street three hundred  
(300) feet to the southeast margin of Valley Street;  
thence run southwest along said Valley Street twenty-five  
(25) feet; thence run southeast and perpendicular to said  
Main or Broad Street three hundred (300) feet to the point  
of beginning.

PARCEL 2:

That certain lot beginning at the northermost intersection  
of Broad (sometimes called "Main") Street and Shelby  
Street, according to the Original Plan of said Town of  
Montevallo, as the same is recorded in the Office of the  
Probate Judge of said Shelby County, said point of  
beginning being the southermost corner of a brick store  
building now on said lot, running thence northwest,  
along the northeast margin of Shelby Street, a distance  
of three hundred feet, more or less, to Valley Street,  
thence northeast, along the margin of Valley Street, a  
distance of twenty-six and one-fourth (26 1/4) feet,  
thence southeast, parallel with Shelby Street, three  
hundred feet, more or less, to the northwest line of Broad  
Street, and thence southwest, along said Broad Street  
twenty-six and one-fourth (26 1/4) feet, to the point of  
beginning, same being the southwest side of Lot Number  
Eighteen (18), according to said Original Plan of said  
Town; but it is understood that the northeast wall of the  
brick store building on said lot, which fronts on Broad  
Street, is a partition wall, and is subject, as such, to  
the servitude of the adjoining lot.

TO HAVE AND TO HOLD to the said Lois Cohn, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons, except ad valorem taxes for the current tax year.

IN WITNESS WHEREOF, we have hereunto set our hands and seals,  
this the 30 day of July, 1975.

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Jennie G. Hoffman (SEAL)  
Jennie G. Hoffman

Ellis Hoffman (SEAL)  
Ellis Hoffman

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jennie G. Hoffman and husband, Ellis Hoffman, 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 the 30 day of July, 1975.

[Signature]  
Notary Public

STATE OF ALABAMA  
NOTARY PUBLIC  
1975 JUL 31  
INSTRUMENT WAS FILED  
Shelby County  
JUL 31 1975  
NOTARY PUBLIC