Pond and Law

Articles of Agreement

State of Alabama,
Shelby County. } Articles of Agreement made and entered into on this the fourteenth day of October, 1896, by and between Mary M. Pond & Maynard Pond parties of the first part and T. J. Law and S. A. Law, parties of the second part, Witnesseth that the said parties of the first part have rented, let and leased to the parties of the second part for the term of five years from this date that part of what is known as the Shelby Springs property in Shelby County, Ala, which is known as the Springs lot on which is situated the Springs & Cabins & Dining room & Kitchen & Stable & Post office, said Springs Lot being now enclosed & bounded by the E. T. V. & Ga. R Rd Right of way the public road leading from Calera to Columbiana, a road leading from said public road to said R Rd Right of way & the line dividing said Springs lot from the balance of said Shelby Springs property on the easterly side of said springs lot; but the said Post office building is reserved from this lease so also is the flower garden on said springs lot & so also is reserved & excepted therefrom the contracts of renting or leases of Jas F. Johnston Jno White, Mr Wilkins, Ed Stobbs, Judge Haralson, Dr Phillips and Dr Johnston: this lease includes the old cow shed but not the lot and barns on said Shelby Springs property; this lease also includes the following described personal property which said parties of the first part agree to furnish to said parties of the second part during said term of five years, viz: 50 maple bed steads, 30 maple tables, 40 maple wash stands, 40 maple chairs, 12 maple rocking chairs, 30 large maple & glass mirrors, 77 feather pillows, 47 cotton pillows, 64 mattresses, 64 springs, 25 dark bed steads - 3 small mirrors, 33 chamber sets, 37 wash bowls - 26 large pitchers, 16 small pitchers, 30 soap stands 33 tin tubs, 12 zinc tubs - 20 glass lamps - 5 dining tables - 1 range & utensils, 2 kitchen tables, 1 cake griddle, 8 fork lamps, 1 Pumping engine & fixtures,

1-4 lamp chandelier - 1-2 lamp chandelier, and said parties of the first part reserve the right to use the water on said springs lot or so much thereof as is necessary in & about their house keeping near said Springs & also is reserved all granted rights heretofore given as to the use of said water by other parties; and said parties of the second part agree to deliver to the said parties of the first part at the expiration of this lease all of said personal property in good condition, reasonable wear being excepted, & the said parties of the second part further agree to place glass windows in the Hall on said Springs lot & to lail the said Hall & add a Kitchen thereto, to put the engine & water works therein in good repair & to so maintain the same during this lease & to build on said premises, a dancing pavillion of good material of at least the same dimensions as that at Talladega Springs & all of said work & material is to be done & furnished at the expense of said parties of the second part; & said parties of the second (part) agree in addition to said improvements to keep the houses on said Springs lot in repair at their own expense & also the fencing around the same; & said parties of the second part further agree to pay to the said parties of the first part the sum of (500) five hundred dollars per year rent for said Springs lot (including in addition about 2 acres for a garden spot, said two acres more or less to be where the old garden spot now is located & to extend from said Springs lot to the fence on the westerly side of the barn of said parties of the first part) Said rent is to be paid as follows $125.00 on the 15th day of each June, $125.00 on the 15th day of each July, $125.00 on the 15th day of each August; & one hundred & twenty five dollars on the 15th day of each September during the said term of five years, & it is agreed that upon a failure upon the part of said parties of the second part to comply with any of the stipulations of this lease, the same may become null and void & of no effect, at

the option of said parties of the first part on either of them. Said parties of the second part are to have the right to get fire wood on the said Shelly Springs property, but the same shall be gotten at such places thereon as shall be designated by the parties of the first part. And it is further agreed by the parties of the second part that no changes shall be made either in buildings or grounds without first obtaining the consent of the parties of the first part. Witness our hands and seals this fourteenth day of October, 1896.

Mary M Pond (L.S.)
Maynard Pond (L.S.)
T. J. Law (L.S.)
S. A. Law (L.S.)

Attest
Martha B. Murphy
M L Ragsdale
Jas
AB Brooks

Filed for record Nov 28-1896 recorded,
D. R. McMillan, Judge of Probate.