THE STATE OF ALABAMA
SHELBY COUNTY

know all men by these presents, that Charles Blanchard and Lillie Mary Blanchard his wife for and in consideration of the sum of 4000.00 Dollars to them in hand paid by Reid Motor Company the receipt whereof is hereby acknowledge, have granted, bargained and sold, and by these presents do hereby gfant, bargain, sell and convey unto the said Reid Motor Company their heirs and assigns, the following described real estate, situated in the County of Shelby and State of Alabama to-wit:

A part of lot number seventeen 17) according to the original plan of the town of Montevallo said part hereby conveyed being particularly described as follows: Commencing at the eastermost corner of said lot number seventeen.17) where the northwest line of broad ( sometimes called Main) Street intersects the southwest line of Shelby Street, running thence southwest along the margin of said Broad Street, a distance of forty seven 47) feet, thence northwest, parallel with said Shelby Street, a distance of one hundred 100) feet, thence northeast, parallel with said Broad Street, a distance of forty seven 47) feet, to the southwest margin of Shelby Street, and thence southeast along said margin of Shelby Street, one hundred 100) feet, to the said begining point; but this conveyance is made with the condition, and it is a part of the consideration of this conveyance, that, whenever said party of the second part, their heirs or assigns or any persons holding by through or under them or either of them shall build on said aforegranted lot, they will and shall erect one side or wall of such building on, and plumb with the southwest line of said aforegranted lot, begining at Broad Street, and running back along said line a distance of at least seventy five 75) feet, and which said wall, when built, whether seventy five or more feet in length and of whatever height, shall be and remain, in all. respects a partition wall, and said parties of the first part, their heirs and assigns owning the adjoining lot, abuting said wall, shall have the right, benefit and privilege of joining to said wall as a partition wall, without charge, hinderence or further let, and, further, if said partition wall, if built, should be destroyed or irreparably injured, by fire or otherwise, any building subquently . on said aforegranted lot by said parties of the second part or any one claiming under them, shall be likewise subject to the foregoing provisions, conditions and servitudes, in every particular; it being clearly understood and conditioned that said obligations rights, benefits and privileges hereinbefore set forth as to building on said aforegranted lot, and investing the southwest wall thereof with all the character and incidents of a partition wall, shall constitute a servitude on said aforegranted lot "running with the land" to be enjoyed by said parties of the first part, their heirs or assigns as they may elect, owning the adjoining lot abuting said southwest line.

TO HAVE AND TO HOID, the aforegranted premises to the said Reid Motor Company their heirs and assigns forever.

And we do covenant with the said Reid Motor Company their heirs and assigns, that we are lawfully seized in fee simple of the aforegranted premises; that they are free from all encumbrance; that we have a good right to sell and convey the same to the said Reid Motor Company, their heirs and assigns, and that we will warrant and defend the said premises to the said Reid Motor Company, their heirs and assigns forever against the lawful claims and demands of all persons.

In witness whereof, we have hereunto set our hands and seals this the

2nd day of June, in the year of our Lord One Thousand Nine Hundred and 1924.

Charles Blanchard

(L.S.)

Lillie Mary Blanchard

(L.S.)

THE STATE OF ALABAMA .)
SHELBY COUNTY )

I, J. L. Johnson, a Justice of the Peace for said County in said State, hereby certify that Charles Blanchard and Lillie Mary Blanchard 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 2nd day of June A.D. 1924.

J. R. Johnson-Justice of Peace

THE STATE OF ALABALA )
SHELBY COUNTY ; )

I, J. L. Johnson, a Justice of the Peace in and for said County and State, do hereby certify that on the 2nd day of June 1924 came before me the within named Lillie Blanchard known to me to be the wife of the within named Charles Blanchard 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, constraint or threats on the part of her husband.

In witness whereof, I have hereunto set my hand this the 2nd day of June A.D. 1924.

J. R. Johnson--Justice of Peace

THE STATE OF ALABAMA )
SHELBY COUNTY )

I, hereby certify that the within deed was filed in this office for record on the 24th day of July 1924 at 3 oclock P.M. and duly recorded in Deed record Book 77 page 216 and examined.

STATE OF ALARTAA SHELBY CCURTY

I hereby certify that

\$\_4\_D\_Privilege Tax
has been paid on the within
instrument as required by

Judge of Frobate.

L. H. Riddle--Judge of Probate

u. S. Revenue Stamps

for # He Ct.

Attrebed to this instrument