

THE STATE OF ALABAMA, Shelby COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Forty Five Hundred DOLLARS, to the undersigned Grantor Mrs. A. H. Watson, a single woman, and Edwin Watson, a single man, in hand paid by R. A. Thomas the receipt whereof is hereby acknowledged, we the said Mrs. A. H. Watson and Edwin Watson do grant, bargain, sell and convey unto the said R. A. Thomas

the following described Real Estate, to-wit:

One brick house now used as a motion picture house and certain parts of lots number 40 and 41, in the town of Montevallo, Alabama, according to the original plan of said town, as recorded in the office of the Judge of Probate of Shelby County, Alabama, which said parts are particularly described as follows: Beginning at a point on the southeast margin of Broad (sometimes called "Main") Street, which is 44 feet northeast of the westernmost corner of said lot number 41, said corner being the easternmost intersection of Broad and Shelby Streets and said beginning point being the northernmost corner of the two story brick store building of F. W. Rogan, running thence northeast along said margin of Broad Street, a distance of 24 feet, thence southeast perpendicular to Broad Street a distance of 109 feet to the line of the Latham property, thence southwest along the line of the Latham property parallel with Broad Street, a distance of 24 feet, and thence northwest perpendicular to Broad Street, a distance of 109 feet, along the line of F. W. Rogan lot, to the point of beginning.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said R. A. Thomas his heirs and assigns, forever. And we do for ourselves and our heirs, executors and administrators, covenant with said R. A. Thomas his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, and 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 R. A. Thomas his heirs, executors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of October 1924

WITNESSES:

R. A. Thomas (L. S.)
Mrs. A. H. Watson (L. S.)
Edwin Watson (L. S.)

THE STATE OF ALABAMA, Shelby County.

I, J. R. Johnson, a Justice of the Peace in and for said County and State, hereby certify that Mrs. A. H. Watson, a single woman, and Edwin Watson, a single man 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, this 1st day of October 1924

J. R. Johnson
Justice of the Peace, Shelby
County, Alabama

STATE OF ALABAMA
SHELBY COUNTY
I have inspected this instrument and find it correct in law.
L. B. Riddle
Judge of Probate

THE STATE OF ALABAMA, _____ County.

_____ in and for said County and State, hereby certify that on the _____ day of _____, 1924, came before me the within named _____ known to me to be the _____ of the within named _____ 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, constraints or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand, this _____ day of _____, 1924

THE STATE OF ALABAMA, _____ County.

I, _____ in and for said County and State, hereby certify that _____ a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being sworn, stated that _____ the Grantor _____, voluntarily executed the same in his presence and in the presence of the other subscribing witness, on the day the same bears date; that he attested the same in the presence of the Grantor _____ and of the other witness, and that such other witness subscribed his name as a witness in his presence.

Given under my hand, this _____ day of _____, 1924

I HEREBY CERTIFY, That the within Deed was received in this office for record Oct 2 1924, at 11 o'clock A.M., and recorded in Deed Record, Vol. 73, page 314, 1924 and examined. L. B. Riddle Judge of Probate.

U. S. REVENUE STAMPS
for \$ 4.50 Cts.
Attached to this instrument

One brick house now used as a motion picture house and certain parts of lots number 40 and 41, in the town of Montevallo, Alabama, according to the original plan of said town, as recorded in the office of the Judge of Probate of Shelby County, Alabama, which said parts are particularly described as follows: Beginning at a point on the southeast margin of Broad (sometimes called "Main") Street, which is 44 feet northeast of the westernmost corner of said lot number 41, said corner being the easternmost intersection of Broad and Shelby Streets and said beginning point being the northernmost corner of the two story brick store building of F. W. Rogan, running thence northeast along said margin of Broad Street, a distance of 24 feet, thence southeast perpendicular to Broad Street a distance of 109 feet to the line of the Latham property, thence southwest along the line of the Latham property parallel with Broad Street, a distance of 24 feet, and thence northwest perpendicular to Broad Street, a distance of 109 feet, along the line of F. W. Rogan lot, to the point of beginning.

Also grant and convey to the said D. A. Thomas the right and privilege to build and join to the northeast wall of the store building of the said F. W. Rogan in all respects the same as if the same was a joint partition wall, as conveyed in the deed from F. W. Rogan and wife to C. W. Wade on the 29th day of November 1921, and recorded in Deed Book Vol. 70 page 331 in the office of the Probate Judge of Shelby County, Alabama, Also the right of way and joint use, for the purpose of ingress and egress to and from the property hereby conveyed over and of the alley way in the rear of the store building of the said F. W. Rogan, which right and privilege shall "run with the land" hereby conveyed, which said right of way was granted to the said C. W. Wade by the said F. W. Rogan and wife in the deed just above described.

It is further mutually agreed and understood between the grantors, Mrs. A. H. Watson and Edwin Watson, and the grantee, D. A. Thomas, that the said grantors shall have the right and privilege to build and join to the northeast wall of the said building herein conveyed in all respects the same as if the same was a joint partition wall, and to also build a brick wall on the northeast line of the lot herein described and which said wall shall be a continuation of the northeast wall of said building and join said brick wall so built to the east end of said wall of the building herein conveyed, and that the said grantees herein shall have the right and privilege to build and join to the said wall so built by the said grantors in all respects the same as if the same was a joint partition wall.

It is further mutually agreed and understood by the said grantors and the grantee that if the said grantee should build a wall on the said northeast line of the lot herein conveyed, which would be a continuation of the northeast wall of said building herein conveyed then and in that event the said grantors shall have the right and privilege to build and join to the said northeast wall so built by said grantees in all respects the same as if the same was a joint partition wall