

THE STATE OF ALABAMA)
THE COUNTY OF SHELBY)

THIS INDENTURE made and entered into this the 1st. day of August, 1927 by and between Garland Duncan, an unmarried man, party of the first part, and C. S. Day, party of the second part.

WITNESSETH: That for and in consideration of the sum of Thirteen Hundred (\$1300.00) Dollars cash, in hand paid the party of the first part by the party of the second part, the receipt of which is hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey unto the party of the second part the following described real estate situated in Montevallo, Shelby County, Alabama, viz:

All that part of Lot No. 3, of Square No. 50, according to the plat of Reynolds Addition to the town of Montevallo, which lies between the lots now or formerly belonging to L. N. Bowden and W. B. Denson, respectively, that is to say: Beginning at a point on the margin of Middle Street 150 feet northwest from the southwest corner of said Square No. 50, and running thence northwest along the margin of said street, to said Denson lot a distance of 60 feet; thence northeast, perpendicular to said street, a distance of 150 feet; thence southeast parallel with said Middle Street, a distance of 60 feet, and thence southwest a distance of 150 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto him, the party of the second part, his heirs and assigns, in fee simple forever.

The party of the first part represents to and covenants with the party of the second part that he is seized of an indefeasible estate in and to said property, and has a lawful right to sell and convey the same; that said property is free of any and all liens, taxes or encumbrances; and that he, the party of the first part, will warrant and forever defend the party of the second part, his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever; provided, however, that the party of the second part is to pay all taxes assessed against said property for the tax year 1927.

IN WITNESS WHEREOF the party of the first part hereunto sets his hand and affixes his seal on this the day and year first hereinabove written.

Garland Duncan (Seal)

THE STATE OF VIRGINIA)
CITY OF NORFOLK)

I, Geo. B. Crow, a Notary Public in and for said City, in said State, do hereby certify that Garland Duncan, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 3 day of August, 1927.

Geo. B. Crow.

Notary Public, Norfolk City, Virginia.

My commission expires on Apr. 19, 1929.

(Seal)

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, L.B. Riddle Judge of Probate hereby certify that the within deed was filed in this office for record Oct. 4th 1927 at 2 o'clock P.M. and recorded in Deed record 82 page 158 and examined.

L.B. Riddle--Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
the above instrument was paid on the within
date as required by law.

L.B. Riddle