THE STATE OF ALABAMA JEFFERS ON COUNTY

THIS INDENTURE made and entered into this 3rd day of February 1927, by and between Mrs. John F. Averyt, a widow hereinafder referred to as grantors, and A. R. Upshaw hereinafter referred to as grantee, WITNESSETH:

That for and in consideration of the sum of One Dollar and other valuable considerations to the undersigned Mrs. John F. Averyt in hand paid by said Grantee the receipt whereof is hereby acknowledged. And in further consideration of_ we the said Mrs. John F. Averyt have targained and sold and do hereby grant, targain, sell and convey unto the said A. R. Upshaw the following described real estate lying and being in the County of Shelby State of Alabama to-wit: The northeast quarter (NE4) of southeast quarter (SEL) of Section 23, Township 24, Range 15 east, lying and being inthe County of Shelby, State of Alabama.

TO HAVE AND TO HOLD the said premises together with the tenements, and appurtement nances thereunto telbnging or in any wise appertaining, unto saids grantee, his, her, or their heirs and assigns in fee simple, forever-

And we do hereby covenant with said grantee that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances; that we have a good right to selland convey the same as aforesaid; and that we will forever warrant and defend the same to said grantee against the lawful claims of all persons The warranties herein contained shall bind and extend to the undersigned separately and severally and to his, her or their heirs, personal representatives and assigns, and shall ingure to the benefit of said grantee herein, his, her or their heirs, personal representatives and assigns; it being expressly undestood and agreed, however, that the warranties herein contained are subject to any liens or encumbrances hereinabove stated.

It is understood and agreed that the plural words and terms used herein to designate or refer to the grantors shall be construed to refer to or designate the maker or makers of this conveyance, whether one person or more than one.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the day and year first above written. Mrs. John F. Averyt (Seal) STATE OF ALABAMA JEFFERSON COUNTY

I, Inez Freeman, a Notary Public in and for said County in said State, hereby certify that Mrs. John F. Averyt, a widow, whose name is signed to the foregoing conveyance and who is known to me, acknowledged hefore me on this day that being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, 1927/

Inez Freeman--Notary Public /

STATE OF ALABAMA

SHELBY COUNTY LABARIA SHELEY CCUNTY

I, hereby certify that the within deed was filed in this office for record I herein certify that on the 27th day of Feb. 1928 at 2 oclock P.M. and recorded in Deed record 35 page as been paid on the within 403 and examined.

L. B. Riddle--Judge of Probate

STATE O

instrument as required by aw.