

Deed

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE HUNDRED DOLLARS (\$500.00) One Hundred Dollars (\$100) of which is now paid in cash, and the balance Four Hundred Dollars (\$400) in Eight (8) separate notes of Fifty Dollars (\$50) each, dated February 16, 1939, the first of which is payable on or before February 16, 1940, and one note payable on or before February 16th, of each succeeding year until and including February 16, 1947, said notes bearing interest at 5% per cent. per annum, payable annually, secured by a mortgage or even date on the property hereby conveyed, the undersigned Henry Upson Sims and Alice G. Sims, his wife, have bargained and sold, and do hereby grant, bargain, sell and convey to Felix M. Parker and Pauline Parker, his wife, *The South Half of* the Southeast Quarter of Section 8, Township 18, Range 1, East, being eight (80) acres, more or less, with all improvements thereon being and all easements and appurtenances thereto belonging, including the easements reserved in that certain deed from the grantors herein to Amos B. Check, dated November 5, 1930, and of record in Deed Book 89, p. 454, of the records in the office of the Judge of Probate of Shelby County, Alabama; minerals and mining rights in the land hereby conveyed are except from this conveyance; the property hereby conveyed being situated in Shelby County, Alabama;

TO HAVE AND TO HOLD to the said Felix M. Parker and Pauline Parker, their heirs and assigns forever.

And I, the aforesaid Henry Upson Sims, for myself and my heirs, executors, and administrators covenant to the said Felix M. Parker and Pauline Parker, their heirs and assigns, that I am lawfully seized in fee simple of the property hereby conveyed; that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the said Felix M. Parker and Pauline Parker, his wife, their heirs and assigns forever as against the lawful claims of all persons, except as to taxes for the year beginning October 1, 1938; but assigning to the grantee all the rents to become due from the tenant now holding the said property under lease.

IN WITNESS WHEREOF we have hereunto set our hands and seals this the 16th day of February, 1939.

STATE OF ALABAMA
SHELBY COUNTYSTATE OF ALABAMA
SHELBY COUNTY

I hereby certify that I hereby certify Henry Upson Sims (L. S)
#19147S 600 Privilege Tax \$ 52 Privilege Tax

has been paid on the within has been paid on the within
Instrument as required by Instrument as required by

STATE OF ALABAMA)
JEFFERSON COUNTY)L. C. WALKER,
JUDGE OF PROBATEL. C. WALKER,
JUDGE OF PROBATE

I, N. H. Prickett, a Notary Public in and for said County in said State, hereby certify that Henry Upson Sims and Alice G. Sims, his wife, 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 and notarial seal this the 16th day of February, 1939

My commission expires: Dec. 18, 1939

N. H. Prickett, Notary Public
Jefferson County, Alabama

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, N. H. Prickett, a Notary Public in and for said County in said State, hereby certify that on the 16th day of February, 1939, came before me the within named Alice G. Sims, known to me to be the wife of the within named Henry Upson Sims, 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.

GIVEN UNDER MY HAND and notarial seal this the 16th day of February, 1939.

N. H. Prickett, Notary Public,
Jefferson County, Alabama,

My commission expires, Dec. 18, 1939.

Filed for record in this office the 7th day of March, 1939 at 10 AM and recorded in Deed Record #106 on page 6 and examined. L. C. Walker, Judge of Probate
Shelby County, Alabama.