

THE STATE OF ALABAMA |

SHELBY COUNTY |

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Four Hundred (\$400.00) Dollars and other valuable considerations to the undersigned grantor John A. Watwood in hand paid by James M. Hawkins the receipt whereof is acknowledged I the said John A. Watwood do grant, bargain, sell and convey unto the said James M. Hawkins the following described real estate to-wit:

"The NW $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 7; the West 216 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of section 7; also the following lands in section 7; Commence at the NE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and run south 42 degrees 30 minutes west, 1875 feet to the SW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence continue south 42 degrees- 30 minutes west, 550 feet; thence north 47 degrees 30 minutes west, 1025 feet; thence north 42 degrees- 15 minutes east, 1410 feet to the north line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence north 87 degrees- 30 minutes east along said north line 1430.5 feet to the beginning corner, being a part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and NW $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, all of said lands being in Township 18, Range 1, East, Mineral and mining rights are not conveyed to the foregoing lands. Also the SE $\frac{1}{4}$ of Section 12, Township 18, Range 1, West, in Fee simple." Said lands being situated in Shelby and Jefferson counties.

It is the intention of the grantor herein to convey all of the lands set out and described in the deed executed by J. O. Zellner and wife to Pearl Bush, recorded in Volume 94, at page 541, Records of Deeds, in the office of the Judge of Probate of Shelby County, Alabama. All of said lands being approximately 291 acres.

As a part of the consideration of this conveyance, the Grantee herein assumes and agrees to pay the State and County Taxes that are now due and the current 1939 taxes.

As a part of the consideration of this conveyance, the Grantee herein assumes and agrees to pay the balance of the indebtedness, the payment of which is secured by the mortgage executed by Henry K. Bagby and Vivian Belle Bagby to Pearl Bush, said mortgage being recorded in the Courthouse at Columbia, Alabama, in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, TO THE SAID James M. Hawkins, his heirs and assigns forever.

And I do, for myself and my heirs, executors and administrators covenant with the said James M. Hawkins, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as above noted, and that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said James. M. Hawkins, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, John A. Watwood have hereunto set my hand and seal, this 6th day of November, 1939.

John A. Watwood (SEAL)

Margaret H. Watwood (SEAL)

THE STATE OF ALABAMA |

JEFFERSON COUNTY |

I, Faye M. Paskowitz, a Notary Public in and for said County, in said State, hereby certify that John A. Watwood 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 and seal, this 6th day of November, 1939. A. D.

Faye M. Paskowitz, N. P

THE STATE OF ALABAMA |

JEFFERSON COUNTY |

I, Faye M. Parkowitz, a Notary Public in and for said County, in said State, hereby certify that Geo. R. Byrum, Jr. a subscribing witness to the foregoing conveyance, known to me, appeared before me on this day, and, being duly sworn, stated that John A. Watwood and Margaret H. Watwood, 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 Grantors, and of the other witness, and that such other witness subscribed names as a witness in presence.

Given under my hand, this 6th day of November A. D. 1939.

Faye M. Parkowitz, 1127 So. 23 st.

THE STATE OF ALABAMA |

JEFFERSON COUNTY |

I, Faye M. Parkowitz, a Notary Public in and for said County, in said State, do hereby certify that on the 6th day of November, 1939, came before me the within named Margaret H. Watwood known to me (or made known to me), to be the wife of the within named John A. Watwood who, being examined separate and apart from the husband, touching her signature to the within, acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In Witness whereof, I hereunto set my hand, this 6th day of November A. D. 1939.

Faye M. Parkowitz

Filed in this office December 29, 1939 at 11 am and recorded in Deed Record 107 on page 366 and examined.

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 1.00 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE

L. C. Walker, Judge of Probate