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THE STATE OF ALABAMA |

SHELBY COUNTY |

KNOW ALL MEN BY THESE PRESENTS, THAT I, Ella Peebles Johnson, a widow for and in consideration of the sum of One Hundred (\$100.00) dollars and other valuable considerations to me in hand paid by Lena H. Duran and Fred A. Duran the receipt whereof I do hereby acknowledge, have granted, bargained and sold, and by these presents do hereby grant, bargain, sell and convey, unto the said Lena H. Duran, and Fred A. Duran, their heirs and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:

Commencing at the northwest corner of Lot. No. 5, the same being the northeast corner of the F. F. Crowe Lot, and then run in a northeasterly direction along the southeast margin of Main Street, a distance of 188 feet to the point of beginning of the lot herein conveyed: from said point of beginning run thence in a southeasterly direction perpendicular to Main Street a distance of 158 feet and 1 and 1/2 inches to a point; run thence in a northeasterly direction and parallel to said Main Street 81 feet more or less to an alley; thence in a northwesterly direction and perpendicular to Main Street, a distance of 158 feet 1 and 1/2 inches to the southeast margin of Main Street; thence in a southwesterly direction and along the southeastern margin of Main Street, a distance of 81 feet, more or less to the point of beginning; the lot herein conveyed being a part of Lot 5 1/2 and Lot 8 according to Storrs and Troys addition to the town of Montevallo, Alabama, and as further shown by a tracing of the map entitled Storrs and Troys by N. B. Dare, Civil Engineer, as shown of record in the Map Book in the office of the Judge of Probate of Shelby County, Alabama, and being a part of the Southeast quarter of the southwest quarter of Section 21, Township 22, Range 3 West.

To have and to hold the aforegranted premises to the said Lena H. Duran, and Fred A. Duran, for and during their joint natural lives and upon the death of either of them, then to the survivor thereof, her or his heirs and assigns forever.

And I do covenant with the said Lena H. Duran, and Fred A. Duran, heirs and assigns, that I am lawfully seized in fee simple of the aforegranted premises; that they are free from all encumbrances; that I have a good right to sell and convey the same to the said Lena H. Duran, and Fred A. Duran, their heirs and assigns, and that I will warrant and defend the said premises to the said Lena H. Duran, and Fred A. Duran, their heirs and assigns forever, against the lawful claims and demands of all persons.

In witness whereof, I have hereunto set my hand and seal this the 27th day of August, in the year of our Lord One Thousand Nine Hundred and forty.

Ella Peebles Johnson

L. S.

THE STATE OF ALABAMA |

SHELBY COUNTY |

I, Wm. D. McConaughy, a Notary Public in and for said County, in said State, hereby certify that Ella Peebles Johnson 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, she executed the same voluntarily, on the day the same bears date.

Given under my hand, this the 27 day of August, A. D. 1940.

Wm. D. McConaughy, Notary Public
Shelby County, Alabama

Filed in this office August 28, 1940 at 3 pm and recorded in Deed Record 109 at page 102 and examined.

L. C. Walker, Judge of Probate

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L. C. Walker