

1

2

3

4

5

6

7

8

9

10

11

12

13

14

DEED

\$1.65 Federal Stamps cancelled on this deed. # 484

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, J.F. Graham, of Birmingham, Alabama, was the owner in his own right of the hereinafter described lands situate in Shelby County, Alabama, at the time of his death, July 17, 1941; and,

WHEREAS, no letters of administration have been taken out on his estate because at the time of his death he owed no debts beyond small current accounts which have since been paid; and,

WHEREAS, at the time of his death the undersigned Ella M. Graham was his wife, and the undersigned Alice G. Sims was his only issue; and,

WHEREAS, he left no will;

NOW, THEREFORE, for and in consideration of One Thousand (\$1000) Dollars, cash in hand paid to the Grantors, the said Ella M. Graham and Alice G. Sims, and Henry Upson Sims, her husband, by the Grantee herein Casey Bowdoin; and in further consideration of the promissory note for two hundred and fifty (\$250.00) Dollars of the said Casey Bowdoin, of even date herewith, payable to the said Ella M. Graham and Alice G. Sims, said

See Deed Record 117
Page 415

note to be payable on or before one year from its date, with interest at Five Per cent. (5%) from its date, the said Ella M. Graham and Alice G. Sims, and Henry Upson Sims, her husband, bargain and sell, and do hereby grant, bargain, sell, and convey unto the said Casey Bowdoin the following lands, situated near Dunavant, in Shelby County, Alabama, to-wit:

A part of the South Half of the South West Quarter and a part of the North West Quarter of the South West Quarter of Section 4, Township 18, Range 1 East, described as follows: Beginning at the North West corner of the South West Quarter of said section and run south to the Columbiara public road, thence easterly along said road to the line running east and west through the center of the South West Quarter of said section, thence west along said line to the North East corner of said South West Quarter of South West Quarter, thence north 283 feet to the Lowery Gap Road, thence westerly along said road to the west line of said section, thence south along said west line about 48 feet to the point of beginning, containing 26 acres more or less, and also,

That part of the South East Quarter of Section 5 of Township 18, South of Range 1 East, lying south of the Lowery Gap Road, and north of the Columbiara Road, and comprising 85 acres, more or less; the minerals and minerals rights therein being excepted as reserved by Alabama State Land Company in deeds of record in the office of the Judge of Probate of Shelby County, Alabama, and also

That certain triangular lot or parcel of land situated in the North East Quarter of Section 8, in Township 18, South of Range 1 East, consisting of about 8 acres, and being all of said North East Quarter of said Section 8 lying North of the so-called Columbiara Road and which is bounded on the North by the North line of said Section 8, being the line between Section 8 and Section 5, on the East and South by the said Columbiara Road, and on the West by the line running North and South through the centre of said Section 8, and also,

The South East Quarter of the South West Quarter of Section 5, and that part of the North East Quarter of the South West Quarter of said Section 5 which lies South of the Lowery Gap Road; also the South West Quarter of the South West Quarter of said Section 5, and that part of the North West Quarter of the South West Quarter of said Section 5 which lies South of said Lowery Gap Road; the minerals and mineral rights in all the above being reserved as of record in the Alabama State Land Company in deeds in the office of the Judge of Probate of Shelby County, Alabama; also that part of the South East Quarter of the South East Quarter of Section 6, and that part of the North East Quarter of the South East Quarter of said Section 6, which lie south of said Lowery Gap Road, the last two pieces being fee simple with no reservation of minerals, all the land hereby granted being in Township 18 South of Range 1, East.

And the said grantors reserve the power if the said note for Two Hundred and Fifty (\$250.00) Dollars is not paid at maturity, or at the date of any extension thereof, to enter the property herein conveyed, and after advertising the same for thirty (30) days in some newspaper published in Shelby County, by publication once a week for four (4) consecutive weeks of the date and terms of sale, to sell the said property, or any part thereof, sufficient to discharge the said mortgage, to the highest bidder for cash, and to apply the same, first, to the expense of advertising and selling, including a reasonable attorney's fee, if any; and secondly, to satisfy any unpaid balance of said note, and to pay the remainder, if any, to the said grantee, his heirs, executors, and assigns. And the grantors, or any of them, can be the purchaser of said sale, and execute a conveyance to the buyer, even if one of the grantors.

And the said Ella M. Graham, Alice G. Simms, and Henry Upson Sims do for themselves, their heirs, executors and administrators, covenant with the said Casey Bowdoin, his heirs and assigns, that the said Ella M. Graham and Alice G. Sims are lawfully seized of the herein granted lands; that they are free from encumbrance, and that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, and administrators shall, warrant and defend the same to the said Casey Bowdoin, his heirs and assigns, against the lawful claims of all persons, except as to the small parcel of land in the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 4, Township 18, Range 1, East, and never in the possession of the said J.F. Graham.

IN WITNESS WHEREOF the said Ella M. Graham, Alice G. Sims, and Henry Upson Sims have hereunto set their hands and seals this the 22nd day of September, 1941.

STATE OF ALABAMA

JEFFERSON COUNTY

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that Ella M. Graham (Seal)
Alice G. Sims (Seal)
Henry Upson Sims (Seal)
has been paid on the within
instrument as required by
law.

L. C. WALKER,

I, Mildred Cole, a Notary Public in and for said County, in said State, hereby certify that Ella M. Graham, Alice G. Sims, and Henry Upson Sims, 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 this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal this the 22nd day of September, 1941.

FILED IN OFFICE THIS 12 DAY OF NOVEMBER, 1941
RECORDED IN VOL. 112 PAGE 425

STATE OF ALABAMA
SHELBY COUNTY

L.C. WALKER-PROBATE JUDGE

I hereby certify the
3 .45 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE

Mildred Cole
Notary Public
Jefferson County, Ala.
My commission expires: April 12, 1945