

\$1.65 Federal Stamps Cancelled on this Deed

~~No taxes on this instrument as it is a mortgage recorded in the Probate Office, Page 611~~

#1141

DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Twelve Hundred Fifty Dollars (\$1250.00) cash to the undersigned grantor, J. A. Zehmer, in hand paid by W. F. Jeffers, Jr., the receipt whereof is acknowledged, we, the said J. A. Zehmer and his wife, Agnes Zehmer, do grant, bargain, sell and convey unto the said W. F. Jeffers Jr. the following described real estate situate in Shelby County, Alabama, to-wit:

The Southwest Quarter of Southwest Quarter ($SW\frac{1}{4}$ of $SW\frac{1}{4}$), Section 36, Township 18, Range 1 East;

The Southeast Quarter of Southeast Quarter ($SE\frac{1}{4}$ of $SE\frac{1}{4}$), Section 35, Township 18, Range 1 East; North Half of Northwest Quarter of Northwest Quarter ($N\frac{1}{2}$ of $NW\frac{1}{4}$ of $NW\frac{1}{4}$), Section 1, Township 19, Range 1 East;

Three (3) acres in the Northeast Quarter of Northwest Quarter ($NE\frac{1}{4}$ of $NW\frac{1}{4}$), Section 1, Township 19, Range 1 East, described as beginning at the Northwest corner of said quarter-quarter section; thence East along the North line of said quarter-quarter section 198 feet; thence South 2° 30" East 670 feet; thence West 198 feet to the center of the West line of said quarter-quarter section; thence North along said line to the point of beginning, being the same three (3) acre tract in said quarter-quarter section conveyed with other property by J. J. Falkner and wife to C. E. Goodwin by deed dated October 28, 1913, and recorded in the office of the Judge of Probate of Shelby County, Alabama, in Deed Book 53, page 306;

The North Half of Northeast Quarter of Northeast Quarter ($N\frac{1}{2}$ of $NE\frac{1}{4}$ of $NE\frac{1}{4}$), the Northwest quarter of Northeast Quarter ($NW\frac{1}{4}$ of $NE\frac{1}{4}$), and the East Half of the Northwest Quarter ($E\frac{1}{2}$ of $NW\frac{1}{4}$), Section 2, Township 19, Range 1 East;

Also, the following described parcel:

Begin at the Southwest corner of the Northwest Quarter of Southwest Quarter ($NW\frac{1}{4}$ of $SW\frac{1}{4}$), Section 36, Township 18, Range 1 East; thence North 2° 30" West 77 feet; thence North 26° 12" West 464.6 feet; thence South 79° East 192 feet to an iron stake on the Bass Road; thence South 81° East along said road 63.4 feet; thence South 63° 15" East along said road 514.3 feet; thence South 78° 55" East along said road 154.5 feet; thence South 74° 55" East along said road 328 feet; thence South 77° 55" East along said road 166 feet to the South line of said quarter-quarter section; thence South 86° 15" West 1132.8 feet to the point of beginning, containing six (6) acres, being the land conveyed by M. U. Falkner and wife to John H. Goodwin by deed dated March 18, 1880, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 52, at page 342, and the land conveyed by P. C. Falkner and wife to C. E. Goodwin by deed dated November 14, 1913, and recorded in said Probate Office in Deed Book 53, at page 307;

All of the above described property being the same property conveyed to John Zehmer by Mrs. M. B. Goodwin by deed dated November 23, 1940, and recorded in the office of the Probate Judge of Shelby County, Alabama, in Deed Book 109, page 535, and containing two hundred forty-nine (249) acres more or less.

TO HAVE AND TO HOLD, TO THE SAID W. F. Jeffers, Jr., His Heirs and Assigns forever.

And we do, for ourselves, our heirs, executors and administrators, covenant with the said W. F. Jeffers, Jr., His Heirs and Assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrance, except taxes for the year 1942, which grantee assumes and agrees to pay, and that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall, warrant and defend the same to the said W. F. Jeffers, Jr., his Heirs and Assigns forever, against the lawful claims of all persons.

The foregoing warranty does not apply to any of that portion of the last described parcel of land that may lie in the Northeast Quarter of Southeast Quarter ($NE\frac{1}{4}$ of $SE\frac{1}{4}$) of Section 35, Township 18, Range 1

East of said county, but as to said portion this conveyance is to operate only as a quitclaim deed.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 31 day of January, 1942.

J. A. Zehmer (SEAL)

Agnes Zehmer (SEAL)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Myrtle Hurley, a Notary Public in and for said County, in said State, hereby certify that J. A. Zehmer and his wife, Agnes Zehmer, 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 seal of office, this 31 day of Jan.

Myrtle Hurley

Notary Public

Notary Seal

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Myrtle Hurley, a Notary Public in and for said County, in said State, do hereby certify that on the 31 day of Jan., 1942, came before me the within named Agnes Zehmer, known to me (or made known to me), to be the wife of the within named J. A. Zehmer, 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, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand and seal of office, this 31 day of Jan., 1942.

Myrtle Hurley

Notary Public

Notary Seal

Filed for record in this office on the 4th day of February, 1942 at 8 o'clock A. M. and duly recorded on the 5th day of February, 1942, in Deed Record Vol. 113, Page 78.

STATE OF ALABAMA
SHELBY COUNTY

L. C. Walker, Judge of Probate

I hereby certify that
\$1.50 Privilege Tax
has been paid on the within
Instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE