

D E E D

#804

(\$6.60 Federal Stamps Cancelled on this Deed)

THE STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Thousand & no/100 (\$6,000.00) DOLLARS to the undersigned grantor, Chas. J. Lyons, a single man in hand paid by R. E. Bowdon, Jr. the receipt whereof is acknowledged I the said Chas. J. Lyons do grant, bargain, sell and convey unto the said R. E. Bowdon, Jr. the following described real estate, to-wit:

Lots 1, 2 and 3, Block 4 as per Dunstan's Survey of the Town of Calera, Alabama, situated in Shelby County, Alabama.

The property herein conveyed is subject to redemption from mortgage foreclosure sale wherein mortgage from R. L. Holcombe and wife, Zemma P. Holcombe, executed to D. B. Lyons, was foreclosed on the 29th day of March, 1941, and at which foreclosure sale grantor herein became the purchaser.

Should this property be redeemed then grantee herein is to pay grantor an additional sum of \$1,000.00 and a lien is hereby fixed on the property herein conveyed in favor of said Chas. J. Lyons for said \$1,000.00 in the event of redemption, but if the property is not redeemed as provided by law, then this provision for payment of the additional \$1,000.00 shall be void and of none effect.

For said value received as hereinabove recited grantor hereby transfers and assigns to said R. E. Bowdon, Jr. the entire indebtedness secured by the mortgage above referred to and which is due to be paid by said R. L. Holcombe, his assigns or transferees in the event of a redemption, subject only to the payment of the additional \$1,000.00 hereinabove

recited and referred to.

The foreclosure deed hereinabove referred to is recorded in the Probate Office of Shelby County, Alabama, in Deed Book 111, at page 339.

TO HAVE AND TO HOLD, To the Said R. E. Bowdon, Jr., his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said R. E. Bowdon Jr., his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 R. E. Bowdon, Jr., his heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12 day of February, 1943.

WITNESSES: Chas. J. Lyons (SEAL)
Perrin Little
1808 Leighton Ave., Anniston, Ala.

THE STATE OF ALABAMA)
CALHOUN COUNTY)

I, Mable Clare Ellis, a Notary Public in and for said County, in said State, hereby certify that Chas. J. Lyons, a single man 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 this 12th day of February, A.D. 1943.
(SEAL) Mable Clare Ellis
My commission expires Jan. 12, 1946 Notary Public

Filed in the office of the Probate Judge the 16th day of February, 1943 at 11 o'clock A. M. and recorded in the Deed Record 114 on page 358 on this the 18th day of February, 1943.

STATE OF ALABAMA
SHELBY COUNTY
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

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$6.00 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