

J. A. Brown and wife Annie Jo Brown

TO

C. R. Small

THE STATE OF ALABAMA }
SHELBY COUNTY. }

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Seventy-Five Hundred and No/100

DOLLARS

to the undersigned grantor s. J. A. Brown and wife Annie Jo Brown

in hand paid by C. R. Small

the receipt whereof is acknowledged we the said J. A. Brown and wife Annie Jo Brown

do grant, bargain, sell and convey unto the said C. R. Small

the following described real estate, to-wit: Beginning at a point in the center of the main track of the Southern Railroad which point is 965.4 feet Northeasterly from the point where the said track crosses the section line between Section 3 and 4, Township 24 North, Range 12 East, Shelby County, Alabama, from said point of reference, run in a Northwesterly direction and at right angles to said center line of said Railroad 68 feet to the East boundary line of Shelby Street, in the Town of Montevallo, Alabama; run thence in a Northerly direction along the East boundary of Shelby Street 260.8 feet for the point of beginning of the lot herein conveyed, said point of begining being at the intersection of the east line of Shelby Street and the North boundry of the Old Columbiana-Centerville road, which is marked by an iron stake; continue in a Northerly direction along the East boundary of Shelby Street 195 feet to an iron stake; then turn and angle of 90 degrees to the right and run 108.4 feet to an iron stake; then turn at an angle of 55 degrees and 41' to the right and run 99.4 feet to an iron stake on the North boundary of the Old Columbiana-Centerville road; run thence in a westerly direction along the north boundary of said road 200 feet to point of beginning. Together with situated in Shelby County, Alabama. all buildings, appurtenances, real or personal, situated on the lands above described.

To Have and to Hold, To the said C. R. Small, his and property heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said C. R. Small, his

heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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

C. R. Small, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal, s this 28th day of October, 1944.

Witnesses:

J. A. Brown (Seal.)
Annie Jo Brown (Seal.)
 (Seal.)
 (Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Wm. D. McConaughy

a Notary Public in and for said County, in said State, hereby certify that J. A. Brown and wife, Annie Jo Brown

whose name 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, this 28th day of October, A. D. 1944

Wm. D. McConaughy (Seal)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, _____

in and for said County, hereby certify that _____ a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that _____

voluntarily executed the same in _____ presence, and in the presence of the other subscribing witness, on the day _____ has been the date required by the instrument. _____

Given under my hand and seal, this _____ day of _____, A. D. 194_____

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that _____ a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that _____ voluntarily executed the same in _____ presence, and in the presence of the other subscribing witness, on the day _____ has been the date required by the instrument. _____
L. C. WALKER, JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY.

I, Wm. D. McConaughy

a Notary Public in and for said County, in said State, do hereby certify that on the 28th day of October, 1944, came before me the within named Annie Jo Brown known to me (or made known to me), to be the wife of the within named J. A. Brown 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, this 28th day of October, A. D. 1944.

Wm. D. McConaughy (SEAL)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L. C. WALKER, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the 4th day of Nov., 1944, and was recorded in Volume 120, Record of Deeds, Page 96 on the 7th day of Nov., 1944

Recording Fee, \$ _____ L. C. Walker, Judge of Probate.