#2021

DEED

THE STATE OF ALABAMA
SHELBY COUNTY

See Mortgage 194 page 506

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-five (\$25.00) Dollars, and the execution of a purchase money mortgage in the amount of Four Hundred Dollars to the undersigned grantor Mary F. Tipton in hand paid by Horace C. Pilgreen the receipt whereof is acknowledged we the said Mary F. Tipton, and Husband, J.W. Tipton do grant, bargain, sell and convey unto the said Horace C. Pilgreen the following described real estate, to-wit:

The NW<sup>1</sup><sub>4</sub> of NW<sup>1</sup><sub>4</sub> of Fractional Section 22, Township 22, Range 1 East. Also that part of the SW fractional Section 22, Township 22, Range 1 East lying within the following boundaries, to-wit: Commencing at the SW corner of the said NW<sup>1</sup><sub>4</sub> of NW<sup>1</sup><sub>4</sub> of said fractional section 22 and running South along the section line across Spring Creek and up to the top of Rocky Ridge, thence in a Northeasterly direction along the top of said ridge to the line running South from the SE corner of said NW<sup>1</sup><sub>4</sub> of NW<sup>1</sup><sub>4</sub> of said fractional Section 22, thence North along said line to the East bank of Spring Creek, thence along the East bank of said creek to the South boundary of the NE<sup>1</sup><sub>4</sub> of NW<sup>1</sup><sub>4</sub> of said fractional section 22, thence West to the starting point. Also that part of the NE<sup>1</sup><sub>4</sub> of NW<sup>1</sup><sub>4</sub> of Fractional Section 22, Township 22, Range 1 East lying West of the East bank of Spring Creek, and containing in all 85 acres, more or less.

This deed made subject to that certain Timber deed dated Feb. 26th 1944 and recorded Deed Book 118, Page 154, Probate Records of Shelby County, Alabama. In case the extension mentioned in this deed becomes operative, 6 0% of the \$80.00 shall go to the Grantor of this deed, and 40% to the Grantee. Grantee assumes 1945 taxes on the above described lands."

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Horace C. Pilgreen, his heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of July, 1945.

WITNESSES: Sarah B. Morgan Chris Waldie

Mary F. Tipton

J. W. Tipton (SEAL)

(SEAL)

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, Sarah B. Morgan, a Notary Public in and for said County, in said State, hereby certify that on the 14th day of July, 1945, came before me the within mamed Mary F. Tipton, known to me, to be the wife of the within named J.W. Tipton, 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, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal, this 14th day of July, 1945.

Sarah B. Morgan Notary Public, Jefferson County, Ala. Commission expires May 8, 1949

NOTARIAL SEAL

THE STATE OF ALABAMA, )

JEFFERSON COUNTY

I, Sarah B. Morgan, a Notary Public in and for said county, in said State, hereby certify that Mary F. Tipton, and her husband, J.W. Tipton 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of July, 1945.

NOTARIAL SEAL

Sarah B. Morgan Notary Public, Jefferson County, Ala. Commission expires May 8, 1949.

Filed in the office of the probate Judge the lóth day of July, 1945 at 8 o'clock A.M. and recorded in the Deed Record 121 on page 329 on this the lóth day of July, 1945.

STATE OF ALABAMA SHELBY COUNTY

B. 50 Privilege Tax
has been paid on the withir
instrument as required by

L. C. WALKER, JUDGE OF PROBATE L.C. Walker,

Judge of Probate