

#612

(\$2.75 Federal Stamps Cancelled on this Deed)

THE STATE OF ALABAMA,
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of Two Thousand, Three Hundred, Fifty & No/100 Dollars, to the undersigned grantor Floyd Nabors, in hand paid by Mrs. G. A. Averett the receipt whereof is acknowledged by the said Floyd Nabors, do grant, bargain, sell and convey unto the said Mrs. G. A. Averett the following described real estate, to-wit:

A certain lot in the town of Wilton, Alabama, adjoining the Northeast side of a lot heretofore known as and called "N. H. Thompson Lot", and fronting 100 feet on the Montevallo and Wilton public road, and running back a uniform depth of 194 feet, and which lot hereby conveyed is particularly described as follows: To locate the beginning corner of the lot hereby conveyed, start at the Southwest corner of the Northwest Quarter of Section 9, Township 24, North Range 12 East, run thence North 87 degrees and 45 minutes East, Magnetic bearing, along the half mile line of said Section 9, to the intersection of said last mentioned line with the East line of said Montevallo and Wilton road, a distance of 41 feet, and thence North 37 degrees and 45 minutes East along the East line of said Montevallo and Wilton road, a distance of 269.5 feet, which point is the beginning point of a lot hereby conveyed and the Northwest corner of what has been heretofore known as and called the "N.H. Thompson Lot"; From said last mentioned point run South, 52 degrees and 15 minutes East, along the line of said "N.H. Thompson Lot", a distance of 194 feet; thence North 37 degrees and 45 minutes East, parallel with the East line of said road, 100 feet; thence North 52 degrees and 15 minutes West 194 feet, and thence South 37 degrees and 45 minutes West, along the East line of said Montevallo and Wilton public road 100 feet to the point of the beginning of the lot hereby conveyed.

Also, that certain lot or parcel of land lying and being in the Town of Wilton, Shelby County, Alabama, which is more particularly described as follows: Beginning at the Northwest corner of the lot formerly owned and occupied by J.C. Nabors, and the same having been deeded to the said J.C. Nabors, being the one and the same party as James C. Nabors, by Nannie C. Moore and George R. Moore, on the 13th day of March 1919, said deed being of record in the Probate Office of Shelby County, Alabama, in Deed Record Volume 50, on page 565, and thence running in an Easterly direction and parallel and along the North boundary line of the said James C. Nabors lot to the Northeast corner of said James C. Nabors lot; thence running Northerly 15 feet; thence running Westerly to the Montevallo and Wilton public road to a point which is 15 feet from the said Northwest corner of said James C. Nabors lot, above referred to; thence in a Southerly direction and along the East boundary of said Montevallo and Wilton Public road 15 feet to the said Northwest corner of the James C. Nabors lot which is the point of beginning, the lot herein conveyed being a 15 foot strip of land lying on the North boundary line of the lot formerly owned by James C. Nabors, as heretofore described
SITUATED IN THE Town of Wilton, in the County of Shelby, in the State of Alabama.

TO HAVE AND TO HOLD, TO THE SAID Mrs. G. A. Averett, & her heirs and assigns forever.

And I do for my heirs, executors and administrators, covenant with the said Mrs. G. A. Averett, & her heirs and assigns that I lawfully seized in fee simple of said premises; that they are free from all encumbrances, and that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said Mrs.

G. A. Averett, & her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1st day of Nov. 1945.

Floyd Nabors

(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 Floyd Nabors, 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 and seal, this 1st day of Nov. A.D. 1945.

Wm. D. McConaughy

NOTARIAL SEAL

Filed in the office of the Probate Judge the 4th day of December, 1945 at 11 o'clock A.M. and recorded in the Deed Record 123 on page 177, on this the 5th day of December, 1945.

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify the
\$2.50 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