#2597

DEED

THE STATE OF ALABAMA

SHELBY COUNTY

Consideration \$10,000.00

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Five Thousand Dollars and other good and valuable considerations to the undersigned grantor Josie Henderson Cohron in hand paid by Edna Earle O'Neal the receipt whereof is acknowledged we the said Josie Henderson Cohron and husband J.W. Cohron do grant, bargain, sell and convey unto the said Edna Earle O'Neal the following described real estate, to-wit:

94 acres of land of irregular oblong shape lying in the SE corner of Section 2, Township 22, Range 3 West, and being a part of a tract of land which was heretofore known as "The Moore Place", and which 94 acres hereby conveyed is described as follows:

Beginning at the SE corner of said section 2 and running West along the South line of said section to the Montevallo and Ashville public road, a distance of 44 chains; thence Northerly along the East side of said public road 20.14 chains, thence Easterly 44.67 chains to the section line between sections 2 and 1 which is 22.25 dhains North of the point of beginning corner; thence South along said land line to the beginning corner.

Also all of the  $E_2^1$  of  $SW_4^1$  of Section 2 Township 22 Range 3 West lying South of Moore's Spring Branch and West of the Montevallo and Ashville public road, as the same is now located. Said tract of land hereby conveyed being more particularly described as follows: Beginning on the South line of said Section 2 which is 300 feet West of the SE corner of the  $SE_4^1$  of  $SW_4^1$  of said Section 2, said point being the intersection of the South line of said Section with the West line of said Montevallo and Ashville public road; thence West 1020 feet to the SW corner of the  $SE_4^1$  of  $SW_4^1$ ; thence North to Moore Spring Branch, thence in a Northeasterly direction along said branch to the West line of said public road, thence Southerly along the West line of said road with its meanderings to the point of beginning, the same being 30 3/4 acres more or less.

Subject to easement or right-of-way for roads and power lines, as of record.

Grantee assumes the State and County taxes for the current tax year ending September 30, 1945. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, TO THE SAID Edna Earle O'Neal, her Heirs and Assigns forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Edna Earle O'Neal, her Heirs and Assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as specifically set out herein, and that we have a good right to sell and convey the same as aforesaid; that we will, and bur heirs, executors and administrators shall, warrant and defend the same to the said Edna Earle O'Neal, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of January, 1945.

WITNESSES:
Wm. J. Thornton

Chloe W. Hood

Josie Henderson Cohron

(SEAL)

J.W. Cohron

(SEAL)

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, Wm. J. Thornton, a Notary Public in and for said county, in said State, hereby certify that Josie Henderson Cohron and husband, J.W. Cohron who se names are signed to the foregoing conveyance, and wh 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 26th day of January, 1945

Wm. J. Thornton

Notary Public

NOTARIAL SEAL

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, Wm. M.

I, Wm. J. Thornton, a Notary Public in and for said county, in said State, hereby cer ify that on the 26th day of January, 1945, came before me the within named Josie Henderson Cohron, known to me, to be the wife of the within named J.W. Cohron, 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 26th day of January, 1945.

NOTARIAL SEAL

WM. J. Thornton Notary Public

Filed in the office of the Probate Judge the 5th day of June, 1946 at 11 o'clock A.M. and recorded in the Deed Record 124 on page 255 on this the 7th day of June, 1946.

BMELBY COUNTY

L.C. Walker,

10,00 Privilene The

Judge of Probate

BEORES BEING BE TECHTED B.

L. C. VYAL.