

STATE OF ALABAMA)

\$3.30 Federal stamps canceled on this deed

2635

COUNTY OF SHELBY)

con. \$3000.00

THIS INDENTURE, made and entered into on this the ____ day of May, 1946, by and between the undersigned Genara Cates and husband, J. E. Cates, S. A. McKinney, a widower, S. D. McKinney and wife, Vasser McKinney, Ella Mae Arnold and husband, Ed Arnold, John L. McKinney and wife, Theo Powell McKinney, and Kathrine McKinney, an unmarried woman, being all of the heirs at law and next of kin of Mrs. H. C. McKinney and her husband, H. C. McKinney, both deceased party of the first part; and S. J. Eddings, party of the second part.

WITNESSETH, THAT the said party of the first part, for and in consideration of the sum of THREE THOUSAND DOLLARS, in hand paid to them by the party of the second part, the receipt where is hereby acknowledged, has granted, bargained, and sold and by these presents does grant, bargain, sell, and convey unto the said party of the second part, his heirs, and assigns, the following described real property, situated, lying, and being in the County of Shelby, State of Alabama, to wit:

A parcel of land situated in Section 20, Township 22, South, Range 3 West, and bounded as follows: On the East by King's Creek; on the South by the Montevallo and Tuscaloosa Public Road, and on the West by the East line of the Town of Aldrich according to a Survey and Map of said town as recorded in the office of the Judge of Probate of Shelby County, Alabama, and which is further designated as Oak Street; and on the North by line hereinafter designated and which said parcel of land is more accurately described as follows: Beginning at the point of intersection of the East margin of Oak Street and known as the East margin or line of the town of Aldrich with the North right of way line of the Montevallo and Tuscaloosa Public Road, and run thence North along the East margin of Oak Street a distance of 801 feet; to a concrete marker; run thence East along the South line of Lot 12 in Block 8 according to the map of Aldmont, Alabama, a distance of 170 feet, run thence North 145 feet; run thence South 56 degrees East a distance of 370 feet; run thence South 40 degrees and 45 minutes West 264 feet; run thence South 50 degrees and 30 minutes East 45 feet, more or less to King's Creek; run thence in a Southerly direction along the West Bank of King's Creek to the point of Intersection with the North right of way line of the Montevallo and Tuscaloosa Public road; run thence in a Westerly direction along the North right of way line of said public road to the point of beginning and being a part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 20, Township 22, Range 3 West.

There is EXCEPTED, however, from the above described lands that certain lot included in the above description which was formerly called the Moody lot, and later known as the Hattie B. Harrison lot, which is fully and particularly described in deed executed by L. N. Nabors to H. F. Moody dated November 7, 1910, and recorded in Deed Book 43, page 637, to which reference is hereby made for full description of said lot hereby excepted, all as shown of record in the office of the Judge of Probate of Shelby County, Alabama.

It being the intentions of the grantors herein to convey all of the lands described in that certain deed from E. E. West and wife, F. M. West to Mrs. H. C. McKinney as shown in Deed Book 84, on page 23, in the office of the Judge of Probate of Shelby County, Alabama, EXCEPT that parcel conveyed by the grantors herein to Lula N. Nabors, dated August 30, 1944, and recorded in Deed Book 119, on page 521, all in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said party of the second part, his heirs and assigns forever.

And we, the party of the first part, do, for ourselves and for our heirs, executors, and administrators, covenant with the said party of the second part, his heirs and assigns, that we are law-

fully 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; and that we will and our heirs, executors, and administrators shall, warrant and defend to the said party of the second part, his heirs and assigns forever, against the lawful claims of all persons.

The above described lands constitute no part of the homestead of either of the parties of the first part.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the ____ day of May, 1946.

S. D. MCKINNEY (SEAL)
VASSER MCKINNEY (SEAL)
JOHN L. MCKINNEY (SEAL)
THEO POWELL MCKINNEY (SEAL)
SAMUEL A. MCKINNEY (SEAL)
ELLA MAE ARNOLD (SEAL)
ED ARNOLD (SEAL)
KATHERINE MCKINNEY (SEAL)
GENARA CATES (SEAL)
J. E. CATES (SEAL)

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$3.00 Privilege Tax
has been paid on the within
instrument as required by
law.
L. C. WALKER
JUDGE OF PROBATE

STATE OF ALABAMA)
BIBB COUNTY)

I, W. L. PRATT, Judge of Probate, in and for said County, in said State, hereby certify that Genara Cates and husband, J. E. Cates, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of May, 1946.

W. L. PRATT, JUDGE OF PROBATE, BIBB
COUNTY, ALABAMA

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, LEO SMITHSON, Judge of Probate, in and for said County, in said State, hereby certify that Ella Mae Arnold and husband, Ed Arnold, and Katherine McKinney, an unmarried woman, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of May, 1946.

LEO SMITHSON, NOTARY PUBLIC, JEFFERSON
COUNTY, ALABAMA

STATE OF MARYLAND)
BALTIMORE COUNTY)

I, W. LANDY COOK, a Notary Public, in and for said County, in said State, hereby certify that S. A. McKinney, a widower, S. D. McKinney and wife, Vasser McKinney, and John L. McKinney and wife, Theo Powell McKinney 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office, this the 10th day of May, 1946.

W. LANDY COOK, NOTARY PUBLIC, BALTIMORE
COUNTY, MARYLAND

STATE OF ALABAMA)
COUNTY OF SHELBY)

I certify that the foregoing conveyance was filed for record in this office on the 10th day of June, 1946 at 1 p.m. and duly recorded in Deed Record 124, page 288 on the 12th day of June, 1946.

L. C. WALKER, JUDGE OF PROBATE, SHELBY
COUNTY, ALABAMA