#880

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of Eight Hundred Dollars and the execution of a mortgage of Twenty Nine Hundred Fifty and no/100 Dollars to the undersigned grantor Mrs. Josie Henderson Cohron in hand paid by H. D. Able and wife, Emma Vera Able the receipt whereof is acknowledged we the said Mrs. Josie Henderson Cohron and husband, J. W. Cohron do grant bargain, sell and convey unto the said H. D. Able and wife, Emma Vera Able the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the Northwest corner of Section 31, Township 19, Range 2 West amd run thence North 89 degrees 45' East along the North line of said Section for 1746 feet to a point, thence South 2 degrees 6' East 2654 feet to a point on the South line of the Southeast Quarter of the Northwest Quarter of said Section, thence South 89 degrees 44' West 486 feet to a point, thence North 49 degrees West 494 feet to the point of beginning of the property herein conveyed, thence South 41 degrees West 376 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section, run thence South 89 degrees 44' West 642 feet to the Southwest corner, of said Southwest Quarter of the Northwest Quarter of said Section, run thence North 2 degrees 6' West to the South line of the paved Birmingham-Montgomery Highway, thence in a Southeasterly direction along the South line of said Highway to the point of beginning, containing 15 acres more or less.

It is understood that the foregoing property is subject to a mortgage in favor of the Federal Land Bank of New Orleans, recorded in Mortgage Book 179, page 159 in the Probate Office of Shelby County, Alabama, which mortgage has been heretofore assumed by Earle Morgan, and grantors herein covenant and agree that they will hold the grantee herein harmless from any payments on said mortgage and if they should fail so to do, then the grantee herein may pay any amount which becomes delinquent on said mortgage and withold said amount from the mortgage executed to grantors by said grantee herein.

TO HAVE AND TO HOLD, To the said H. D. Abdeeand wife, Emma Vera Able, their, Heirs and Assigns forever.

And we do, for ourselves heirs, executors and administrators, covenant with the said H.

D. Abheeand wife, Emma Vera Able, their Heirs and Assigns, that we are lawfully seized in fee simple of said premises, that they are free from all incumbrances and 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 Hl D. Able and wife, Emma Vera Able, their Heirs and Assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of December, 1941.

Mrs. Josie Henderson Cohron (Seal)

J. W. Cohron (Seal)

Witnesses;

Wm. J. Thornton

R. A. Jemison

THE STATE OF ALABAMA

JEFFERSON COUNTY

I, Wm. J. Thornton, a Notary Public in and for said County, in said State, hereby certify that Mrs. Josie Henderson Cohron and her husband, J. W. Cohron, 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 18th day of December, 1947.

Wm. J. Thornton

Notary Public

Notarial Seal

THE STATE OF ALABAMA

## TEEERS ONU COUNTY

I, Wm. J. Thornton, a Notary Public in and for said County, in said State, hereby certify that on the 18th day of December, 1941, came before me the within named Mrs. Josée 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 without fear, constraints, or threats on the part of her husband.

In witness whereof, I hereunto set my hand and official seal this 18th day of December, A. D. 1941.

Wm J. Thornton

Notary Public

Filed in the office of the Probate Judge on the 8th day of December, 1947 at 9 A. M. o'clock and duly recorded in Deed Record 131 page 59 on the 15th day of December, 1947.

CHELEY COUNTY

I hereby certify their

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C. WALKER,

L. C. Walker
Judge of Probate

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