#1875

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of twenty-seven hundred eight and 24/100 Dollars (\$2.708.24)----(and other considerations hereinafter expressed)to the undersigned grantor Hugh Denman in hand paid by Theodosia McLeod Coker the receipt whereof is acknowledged we the Hugh Denman and wife, Margaret Denman do grant, bargain, sell and convey unto the said Theodosia McLeod Coker, an undivided one-third interest in and to the following described real estate, situated in the town of Montevallo, shelby Broad Street with the NW boundary of Middle Street in the town of Montevallo, Alabama, thence in a southeasterly direction along the NE side of Middle Street 148 feet to the point of beginning of the property herein conveyed, thence continue in a southeasterly direction along the NE side of Middle Street 50 feet, thence turn an angle of 90 degrees to the left and run parallel with Main Street 150 feet to the NE side of Lot 36, thence turn an angle of 90 degrees to the left and run NW and parallel with middle street and along the boundary line between lots 35 and 36 for 50 feet, thence turn an angle of 90 degrees to the left and run SW and jparallel with Main Street 150 feet to the point of beginning, facing 50 feet on Middle Street and running back 150 feet and being a part of Lots 36 and 37 of the original plan of Montevallo, Alabama. Also an undivided one-third interest in and to all the chattels and personalty more particularly described in that certain bill of sale of 12-27-47 from Egbert Leroy Russell to the grantee herein, and being all the chattels, fixtures, equipment and supplies of whatever nature now located on the premises described herein or used in connection with Derby Hotel and Restaurant in Montevallo, Alabama.

Subject to that certain mortgage executed by the grantee herein to Egbert Leroy Russell dated December 27th 1947, in the amount of \$15,500.00; also subject to taxes for 1948, and subject to any and all unpaid linenses, tax es, fees or bills in connection with the operation of the Derby Hotel property, including any alterations or repairs to said property.

As further consideration the grantee herein assumes and agrees to pay all liens and encumbrances of record and to hold grantor harmless with respect thereto.

TO HAVE AND TO HOLD, To the said Theodosia McLeod Coker, her heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Theodosia McLeod Coker, her heirs and assigns, that I am lawfully siezied in fee simple of said premises; that they are free from all encumbrances; except as referred to herein 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 Theodosia McLeod Coker, her heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have septention Fetalous Almas and seal, s this 4th day of February, 1948.

SHELBY COUNTY

I hereby certify that

\$.3.00 Privilege Tax

has been paid on the within instrument as required
by law.

Hugh Denman (SEAL)

Margaret Denman (SEAL)

STATE OF ALABAMA

FEFFERSON COUNTY

L. (WALKER,

I, Alice Hughes, a Notary Public in and for said County, in said State, hereby certify that High Denman and wife, Margaret Denman whose names are signed to the foregoing conveyence, 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 dry the same bears date.

Given under my hand and official seal this 4 day of February, 1948.

My commission Expires July 27, 1949

Alice Hu hes,

Notary Public

STATE OF ALAB MA

JEFFERSON COUNTY

I, Alice Hughes, a Notary Public in and for said County, in said State, hereby certify that on the 4 day of February, 1948, came before me the within named Margaret Denman known to me (or made known to me), to be the wife of the within named Hugh Denman separate and apart from the husband, touching her signature to the within named Hugh Denman who, being examined separate and apart

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 4 day of February, 1948.

My commission Expires July 27, 1949

Alice Hughes,

Filed in the office of the Probate Judge on the 7th day of February, 1948 at 8 o'clock A.M. and recorded in the Deed Record 131 on page 574 on this the 10th day of February, 1948.

I.C. Walker,

Judge of Probate