

\$3.85 Federal Stamps

VALUE \$3318.69

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Thousand Dollars and other valuable considerations to the undersigned grantors Glenn Dampier, husband and wife in hand paid by Roy F. Anderson and wife, Annis E. Anderson the receipt whereof is acknowledged we the said Glenn Dampier and Effie Dampier, husband and wife do grant, bargain, sell and convey unto the said Roy F. Anderson and wife, Annis E. Anderson as joint tenants, with right of survivors hip, the following described real estate and personal property, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 21, Range 2 West, and run along the south line of said forty acres 341.2 feet to its intersection with the west right-of-way line of the Birmingham-Montgomery Highway for a point of beginning of the tract hereby conveyed; from said point of beginning run south 89 degrees and 40 minutes west 373 feet, more or less, to a pipe on the eastern boundary or margin of the right of way of the Louisville & Nashville Railroad; thence along the eastern margin of the right of way of said railroad north 43 degrees and 55 minutes west 384 feet; thence north 89 degrees and 40 minutes east 415 feet to the western line of the right of way of said Montgomery-Birmingham Highway; thence along the margin of said highway south 39 degrees and 10 minutes east 356 feet to the point of beginning, and containing 3.35 acres, more or less. Subject to easement and right-of-way granted to Alabama Power Company, recorded in Volume 99, on page 399 in the office of the Probate Judge of Shelby County, Alabama; including the following personal property now in and on the above premises:

2 floor counters, 1 vegetable counter, 1 computing scale, 1 drink box, 1 heater, 1 Butane gas system including 1 three hundred gallon capacity Butane gas tank, all gas pipe valves etc., 2 gas heaters, 1 large wood kitchen cabinet, 3 linoleum rugs, 1 steel playground swing stand, approximately \$1,000.00 stock of merchandise, all flowers, shrubbery, fruit trees, timber, buildings and fences.

Grantees assume a first mortgage against the above real estate to Central State Bank, recorded in Mortgage Book 200, page 13 in the office of the Judge of Probate of Shelby County, Alabama; said mortgage and accrued interest to date warranted to be \$2318.69 as of the date of this deed.

Grantees assume and agree to pay the taxes for the current 1948 tax year ending September 30, 1948.

TO HAVE AND TO HOLD Unto the said Roy F. Anderson and wife, Annis E. Anderson as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their 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; 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 grantees, their 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 February, 1948.

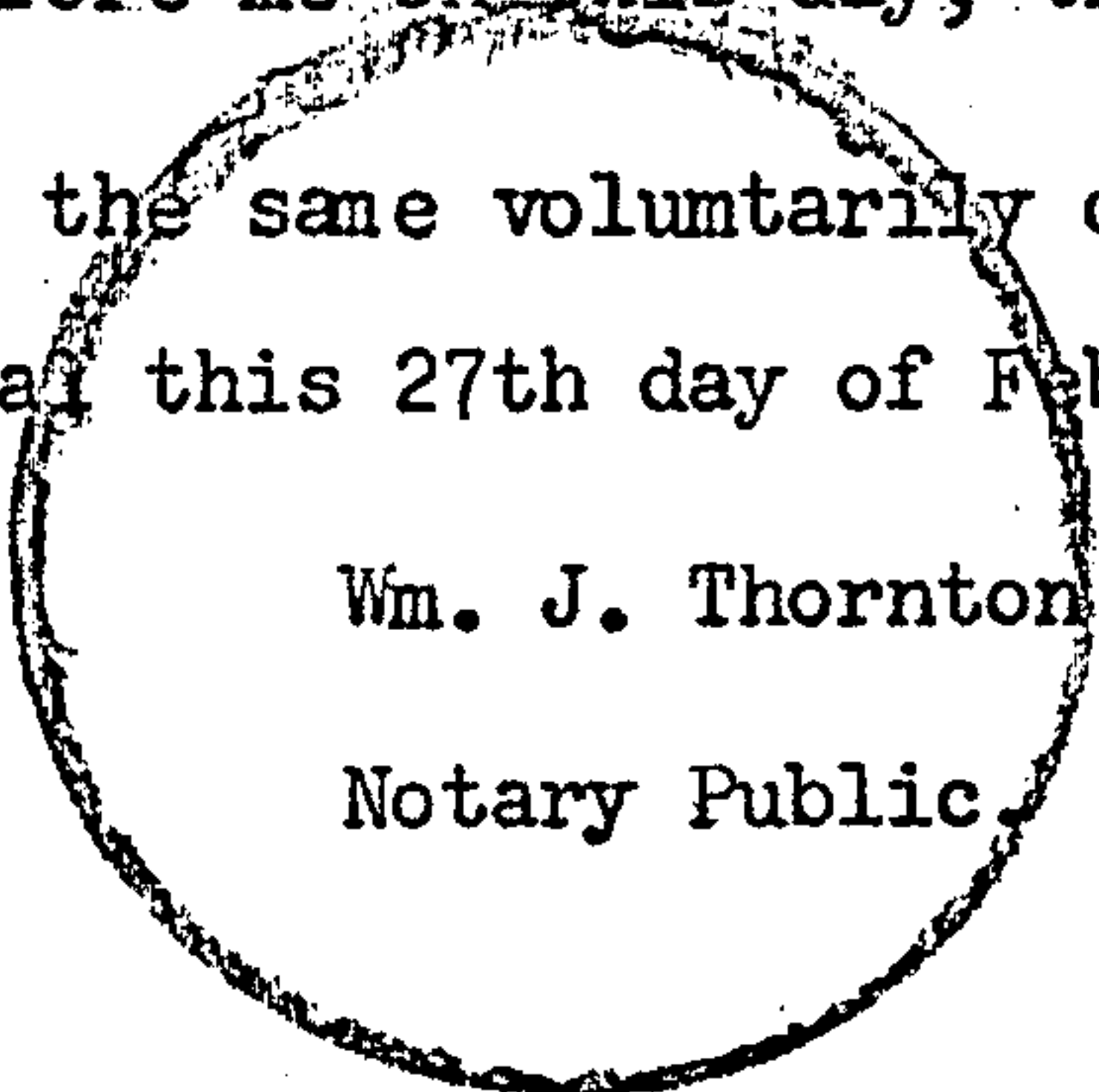
WITNESSES:
Wm. J. Thornton

Glen Dampier (Seal).
Effie Dampier (Seal)

STATE OF ALABAMA,
JEFFERSON COUNTY

I, Wm. J. Thornton a Notary Public in and for said County, in said State, hereby certify that Glenn Dampier and wife, Effie Dampier 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.

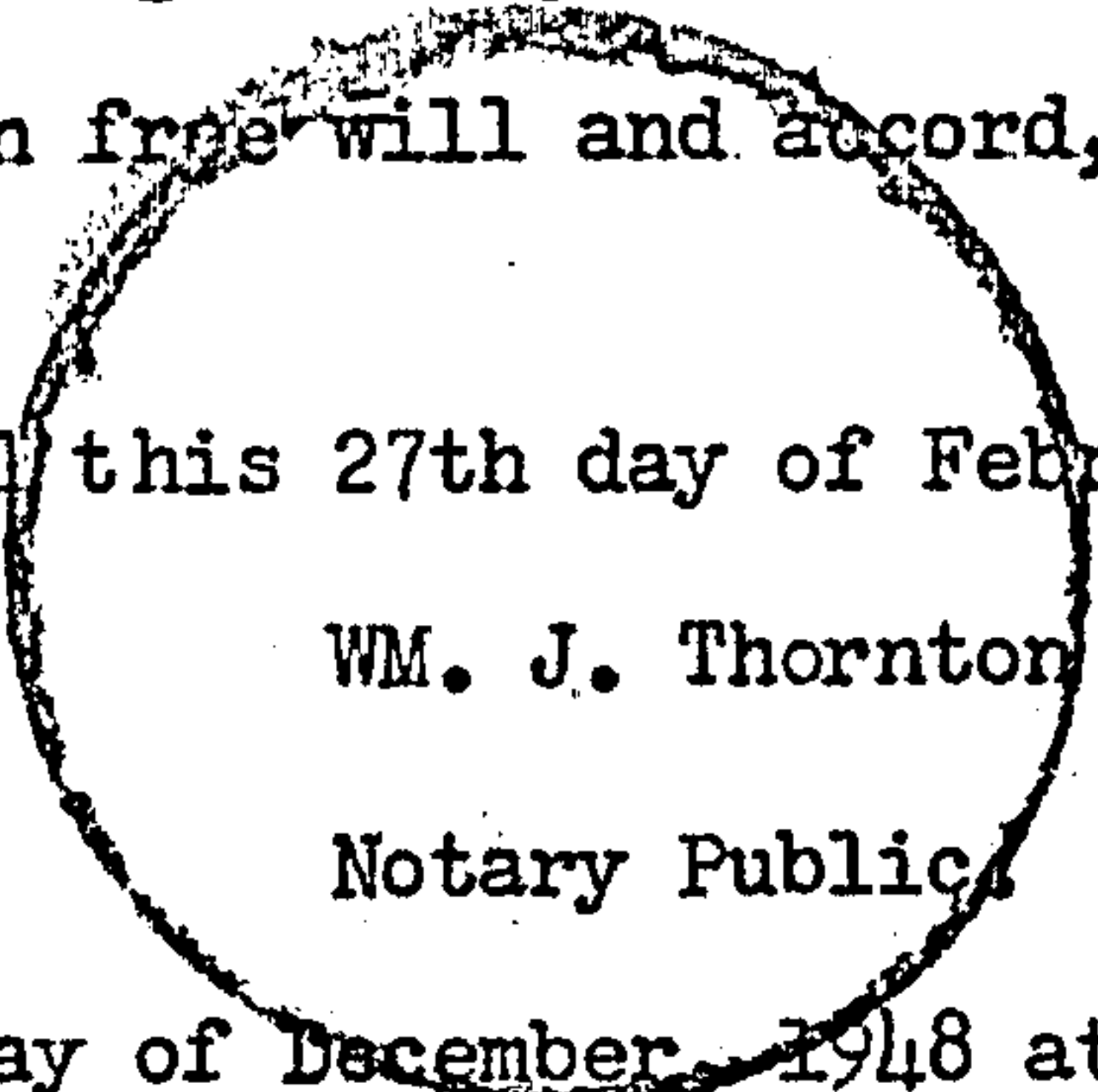
Given under my hand and official seal this 27th day of February, 1948.



STATE OF ALABAMA,
JEFFERSON COUNTY.

I, WM. J. Thornton a Notary Public in and for said County, in said State, hereby certify that on the 27th day of February, 1948 came before me the within named Effie Dampier known to me (or made known to me), to be the wife of the within named Glenn Dampier 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 27th day of February, 1948.



STATE OF ALABAMA
SHELBY COUNTY .

I hereby certify that
\$3.50 Privilege Tax
has been paid on the with-
in instrument as required
by law.

Filed in the Probate Office on the 30th day of December, 1948 at 12 Noon, and recorded in L. C. WALKER,
Deed Record 136 Page 237 & 238 on this the 3rd day of January, 1949. JUDGE OF PROBATE

L.C. Walker
Judge of Probate
