

(\$.55 Federal Stamps Cancelled on this Deed)

2305

THE STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED NINETY AND NO/100 (\$190.00) Dollars to the undersigned grantors Eunice P. Matthews, a widow, and Mable Dougherty, and husband, Tom Dougherty, in hand paid by J.O. Raines and J.R. Varnon, the receipt whereof is acknowledged we the said Eunice P. Matthews, Mable Dougherty and Tom Dougherty do grant, bargain, sell and convey unto the said J.O. Raines and J.R. Varnon the following described real estate, to-wit:

Beginning at the southeast corner of the southwest quarter (SW_{1/4}) of Northeast quarter (NE_{1/4}) Section 12, Township 24, Range 15 East, and run thence south 86 degrees 45 minutes west 750.4 feet; run thence North 3 degrees 30 minutes West 328.4 feet; thence North 47 degrees 30 minutes East 245.4 feet; thence North 15 degrees 30 minutes East 230.7 feet; thence North 29 degrees 45 minutes East 130.5 feet; thence North 25 degrees 45 minutes East 93.9 feet; thence south 64 degrees 45 minutes East 132.4 feet; thence North 60 degrees 45 minutes East 110.7 feet; thence North 77 degrees 45 minutes East 134.6 feet; thence South 3 degrees 30 minutes East 898.5 feet to the point of beginning, situated in Shelby County and described according to a plat prepared by J.R. McMillen. The above described amounting to 12 acres.

Also a right of way 20 feet wide following the roadbed as presently exists, which said roadbed connects the Woods Ferry Road and Mr. Glasscock's Fishing Camp, said right of way to be used by the grantees, their guests, heirs and assigns for the purpose of ingress and egress to and from the property herein conveyed and the Woods Ferry Road. It is the express intention of the grantors to perpetually provide a 20 foot roadway from the Woods Ferry Road over their property to Mr. Glasscock's Fishing Camp. It is mutually agreed by the parties of the first part and the parties of the second part that they are willing to dedicate the above described roadway and will dedicate the same to the County for a public road if and when the County will accept the dedication, for no other or additional consideration. It is further understood that the parties of the first part, their guests, heirs and assigns shall also continue to enjoy all rights and privileges of ingress and egress over said roadway that they have in the past situated in Shelby County, Alabama.

TO HAVE AND TO HOLD To the said J.O. Raines and J.R. Varnon, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said J.O. Raines and J.R. Varnon, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 J.O. Raines and J.R. Varnon, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of Dec. 1949.

Mable Dougherty (SEAL)

Tom Dougherty (SEAL)

Eunice P. Matthews (SEAL)

THE STATE OF ILLINOIS

PEORIA COUNTY

I, Elmer H. Bedell, a Notary Public, in and for said County, in said State, hereby certify that Mable Dougherty and husband, Tom Dougherty, 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 19th day of Dec. A.D. 1949.

NOTARIAL SEAL
My commission Expires Aug. 29, 1950.

Elmer H. Bedell, Notary Public

THE STATE OF ALABAMA,
LAUDERDALE COUNTY.

I, Edith McCroskey, a Notary Public in and for the State, and County aforesaid, do hereby certify that Eunice P. Matthews, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 10th day of January, 1950.

NOTARIAL SEAL

Edith McCroskey, Notary Public

My commission expires July 27, 1950.

Filed in the office of the Probate Judge the 18th day of January, 1950, at 10 o'clock A.M. and recorded in the Deed Record 141 on page 188 on this the 19th day of January, 1950.

L.C. Walker,

Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$.50 Privilege Tax
has been paid on this within
instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE
