1846

STATE OF ALABAMA

See mtg.

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Thousand and no/100 (\$1,000.00) Dollars, and other valuable considerations, to the undersigned Grantors, Maude Adams Cooper, Julius Gardner Cooper, Alice Josephine Petty and Elizabeth Fyfe, in hand paid by Sidney M. Bird, the receipt whereof is hereby acknowledged, we, the said Maude Adams Cooper, a widow, Julius Gardener Cooper, a single man, Alice Josephine Petty and husband, Richard H. Petty, and Elizabeth Fyfe, and husband, William Fyfe, Jr. have sold and we do by these presents, grant, bargain, sell and convey unto the said Sidney M. Bird, the following described property situated at Calera, in Shelby County, Alabama, viz:

Part of Lot 398 according to Dare's Map of Calera, more particularly described as follows: Commence at a point on 'ection line between Sections 20 and 21, Township 22 South, of Range 2 West, 700,28 feet North of the Southwest corner of Section 21, Township 22 South of Range 2 West, which point is in the center of the Southern Railroad right-of-way, as now located; thence Northeast in said right-of-way a distance of 2798.18 feet to a point in the West line of Montgomery Avenue at Calera, Alabama, 55.55 feet North of the South line of said right -of-way of the Southern Railroad; thence South along the said West line of Montgomery Avenue at Calera, Alabama, a distance of 231 feet to the point of beginning of the property hereby conveyed; thence turning an angle of 89° 17' to the right, go 133 feet, more or less, to an alley; thence South along said Alley 25 feet, to the Southwest corner of said Lot 398; thence Easterly 133 feet to a point in the West line of Montgomery Avenue, which point is 24.6 feet Southerly of the point of beginning of the property hereby conveyed; thence North along the West line of Montgomery Avenue, 24.6 feet to the point of beginning; said lot or parcel of land is located in the Southeast Quarter of Northwest Quarter (SE4 of NW4) of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama, and is the same property as was conveyed to Maude Adams Cooper, Julius Gardner Cooper, Alice Josephine Petty and Elizabeth Fyfe, by deed dated August 5, 1946, and recorded in Deed Book 126, Page 220, in Probate Office of Shelby County, Alabama. The Southeast corner of the property above described is also located by metes and bounds as follows: Begin at the Northwest corner of the Central State Bank Building on the Easterly side of Montgomery Avenue and run thence south along the easterly line of said avenue 150.8 feet; thence turning an angle to the right of 90 run Westerly across Montgomery Avenue a distance of 80 feet to the Southeast corner of the property hereinabove described. Situated in Shelby County, Alabama. Also, the easement granted to L.G. Martin by Fannie Stein on November 20, 1929, for use of the party wall located along the Northerly line of said above property, as mentioned in an agreement between said parties, shown of recorded in Volume 65 of Deeds, at page 598 in the Probate Office of Shelby County, Alabama,

As part of the consideration herefor the Grantee herein shall execute and deliver to the Grantors herein a purchase money first mortgage conveying said property to secure payment of the sum of Four Thousand Dollars (\$4,000.00) due as balance of consideration for this conveyance.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Sidney M. Bird, his heirs and assigns, that we own said real property; that the same is free and clear of all encumbrances, excepting taxes for 1951; that we have a good and lawful right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall forever warrant and defend the said property unto the said Sidney M. Bird, his heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals this the 29th day of December, 1950.

Maude Adams Cooper	(Seal)
Julius Gardner Cooper	(Seal)
Alice Josephine Petty	(Seal)
Richard H. Petty	(Seal)
Elizabeth Fyfe	(Seal)
William Fyfe, Jr. By Attorney in Fact	(Seal)
By Elizabeth C. Fyfe	(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Frank M. James, a Notary Public in and forsaid County, in said State, hereby certify that "aude Adams Cooper, a widow; Julius Gardner Cooper, a single man; Alice Josephine Petty and husband, Richard H. Petty; and Elizabeth Fyfe, 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 contetns of the conveyance, they executed the same voluntarily on the day the same bears date.

Wiven under my hand and official seal this 29th day of December, 19500

Frank M. James, Notary Public

SEAL

STATE OF ALABAMA

JEFFERSON COUNTY

I, Frank M. James, a Notary Public in and for said County, in said State, hereby certify that on the 29 day of December, 1950, came before me the within named Alice Josephine Petty, known to me (or made known to me) to be the wife of the within named Richard J. Petty, and Elizabeth Fyfe, known to me (or made known to me) to be the wife of the within named William Fyfe, Jr., who, being examined separate and apart from the husbands, touching their signatures to the within conveyance, acknowledged that they signed the same of their own free will and accord, and without fear, constraint or threats on the part of the husband. Given under my hand and official seal this 20 day of December, 1950.

Frank M. James, Notary Public

SEAL

STATE OF ALABAMA

JEFFERSON COUNTY

I, Frank M. James, a Noary Public, in and for said County in said State, hereby certify that Elizabeth Fyfe, whose name as Attorney in Fact for William Fyfe, Jr. 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 said conveyance, she, in her capacity as such Attorney in Fact aforesaid, executed the same voluntarily on the day the same bears date.

iven under my hand and official seal this 29th day of December, 1950.

Frank M. James, Notary Public

SEAL

The same and the

Filed in the office of the robate Judge on the 13 day of February, 1951 at 11:00 A.M. and recorded in Deed Record 145 on page 93 this the 3 day of Tarch, 1951.

L.C. Walker

Judge of Probate

STATE OF ALABAMA
SHELBY COONTY

I hereby cartify that
Privilege Tax

S. Privilege Tax has been paid on the tribiin instrument as required by law.

L. C. WAR KER, JUDGE OF PROBATE