

#2188

\$7.15 Federal Stamp

Cancelled on this Deed

DEED

STATE OF ALABAMA

JEFFERSON COUNTY

Consideration 10,000.00
 Down payment 6,238.85
 See mty. 201, page 426

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the assumption by the Grantees of that certain mortgage debt hereinafter referred to; and in consideration of ONE THOUSAND DOLLARS (\$1,000) and other good and valuable considerations in hand paid by ROBERT F. HALL AND PATRICIA IRELAND HALL, his wife, (hereinafter referred to as "Grantees"), receipt of all whereof is hereby acknowledged, we, WILLIS T. MIREE, JR., AND MILDRED MAE MIREE, his wife, (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto the said grantees, as tenants in common, an undivided one-half interest to each of said Grantees, their heirs, successors and assigns, forever, the following described real estate, situate, lying and being in Section 18, Township 22, Range 2 West, Shelby County, Alabama (which section is hereinafter referred to as "said Section 18"):

The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 18; containing 40 acres, more or less;
 Also all that part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 18, lying south of Dry Creek, except two-thirds acre, more or less, commencing at the southwest corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and running north 240 feet; thence run in a southeasterly direction to a point on the south line of said forty acres which is 368 feet east from the southwest corner of said forty, and running thence back to the southwest corner of said forty; conveying in said last-named forty 36 acres, more or less.

Also one lot of land commencing at the Northeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 18; and run West 800 feet; thence south 120 feet; thence in a Southeasterly direction along the Calera and Spring Creek Road to a point on the east boundary line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ 390 feet south of the northeast corner of said forty; run thence north 390 feet to the point of beginning.

Also a part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 18, and being in the NW corner thereof, described as beginning at the Northwest corner of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and running east along the north boundary line thereof a distance of 270 feet; thence south 474 feet to the Calera and Spring Creek public road, and thence ⁱⁿ a northwesterly direction along said public road to a point on the west boundary line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ which is 390 feet south of the northwest corner of said forty acres; run thence north 390 feet to the point of beginning; subject, however, to the rights of way of Alabama Power Company as shown by instruments recorded in Deed Book 101, page 585, and Deed Book 126, page 152, respectively, in the office of the Judge of Probate Of Shelby County, Alabama; and subject also to the lien of that certain mortgage to the Prudential Insurance Company of America hereinafter more particularly described.

TO HAVE AND TO HOLD, the said property, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, to the said Grantees, their heirs, successors and assigns forever, the said Grantees taking as tenants in common, an undivided one-half interest to each.

And the said Grantors do for themselves, their heirs, successors, and assigns, covenant with the said Grantees that the said Grantors are lawfully seized in fee simple of the said premises, subject only to the rights of way and the lien of the mortgage debt hereinabove specifically referred to; that said premises are free from all encumbrances save only as hereinabove specifically

excepted; that said Grantors have a good right to sell and convey said premises as aforesaid; and that said Grantors will, and their heirs, successors and assigns shall, warrant and defend the same to the said Grantees forever against the lawful claims of all persons, save only claims made under the rights of way and the lien of this mortgage debt hereinabove referred to.

By the acceptance of this deed and of delivery of the premises herein conveyed to them, and as a part of the consideration for this conveyance, the Grantees, and each of them assume and agree to pay as and when due the mortgage debt, together with interest thereon, owed by the Grantors to the Prudential Insurance Company of America and secured by mortgage upon the premises herein conveyed, which mortgage is recorded in Mortgage Book 201, at Page 436 in the office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals this 3rd day of March, 1951.

Willis T. Miree, Jr. (L.S.)
Mildred Mae Miree (L.S.)

STATE OF ALABAMA
JEFFERSON COUNTY

I, Annie H. Evans, a Notary Public in and for said County, in said State, hereby certify that Willis T. Miree, Jr., and his wife, Mildred Mae Miree, 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 3rd day of March, 1951.

Annie H. Evans
Notary Public

Seal
STATE OF ALABAMA
JEFFERSON COUNTY

I, Annie H. Evans, a Notary Public in and for said County, in said State hereby certify that on the 3rd day of March, 1951, came before me the within named Mildred Mae Miree known to me to be the wife of the within named Willis T. Miree, Jr., 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 and accord without fear, constraint or threats on the part of her husband.

In Witness whereof, I hereunto set my hand and official seal this 3rd day of March, 1951.

Annie H. Evans
Notary Public

Seal

Filed in the office of the Probate Judge on the 7th day of March, 1951 at 10 o'clock A. M. and recorded in Deed Record 145 on page 186 on this the 21st day of March, 1951.

L. C. Walker
Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$6.50 Privilege Tax
has been paid on the within
instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE