

2452

DEED \$12.10 Federal Stamps cancelled on this Deed

Total \$11,000.00 \$5,000.00 down
See mtg. for \$6,000.00 Mtg. 217, page 231

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That We, C.P. Lifsey and wife, Clara L. Lifsey, for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable considerations to us in hand paid by W.O. Broyles, the receipt whereof we do hereby acknowledge, have GRANTED, BARGAINED, AND SOLD, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto the said W.O. Broyles, his heirs and assigns, the following described Real Estate, situated in the county of Shelby, and State of Alabama, to-wit:

18.85 acres of land on the East side of Birmingham and Montgomery Highway, particularly
Said land situated in the South half of the Northwest Quarter of Section 13, Township
20 Range 3 West, as follows:
described as follows: Beginning at a point off the West side of the Montgomery and
Birmingham Highway 6.30 chains East of the Southwest corner of the South Half of the
Northwest Quarter of said Section 13, Thence East 20.60 chains to the top of Mountain, thence
North 30 degrees East 5.00 chains, thence North 20 degrees East 5 chains, thence West 22.00
chains to the Montgomery and Birmingham Highway, thence South 27 degrees West 4.00 chains,
thence South 21 degrees West 2.50 chains thence curving with said Highway 8 degrees West
2.77 chains to the point of beginning.

This conveyance is made subject to outstanding rights of redemption growing out of foreclosure of mortgage from Ben H. Thompson and wife, Blanche N. Thompson to C.P. Lifsey on December 30, 1950.

TO HAVE AND TO HOLD, the aforegranted premises to the said W.O. Broyles, his heirs and assigns forever.

And we do covenant with the said W.O. Broyles, his heirs and assigns, that we are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances; that we have a good right to sell and convey the same to the said W.O. Broyles, his heirs and assigns, and that we will WARRANT AND DEFEND the premises to the said W.O. Broyles, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 13th day of February, in the year of our Lord One Thousand Nine Hundred and Fifty one.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 5.00 Privilege Tax
has been paid on the with-
in instrument as required
by law.
L. C. WALKER,

C.P. Lifsey (L.S.)
Clara L. Lifsey (L.S.)

THE STATE OF ALABAMA
MONTGOMERY COUNTY

I, Fontaines M. Howard, a Notary Public for said county, in said State, hereby certify that C.P. Lifsey and wife, Clara L. Lifsey 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 the 13th day of February, A.D. 1951.

Fontaines M. Howard, Notary Public

THE STATE OF ALABAMA
MONTGOMERY COUNTY

I, Fontaines M. Howard, a Notary Public in and for said County and State, do hereby certify that on the 13th day of February, 1951, came before me the within named Clara L. Lifsey, known to me to be the wife of the within named C.P. Lifsey 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, constraint or threats on the part of her husband.

In Witness Whereof, I have hereunto set my hand, this 13th day of February, A.D. 1951.

Fontaines M. Howard, Notary Public

Filed in the office of the Probate Judge on the 31 day of March, 1951 at 11:00 A.M. and recorded in Deed Record 145 on page 247 this the 18th day of April, 1951.

L.C. Walker
Judge of Probate