

#2714

DEED \$22.00 Federal Stamps cancelled on this Deed

STATE OF ALABAMA

Value 20,000.00  
See mtg. for \$14,000.00

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Thousand and no/100(\$ 4,000.00) Dollars cash to the undersigned grantor Edna M. Lord in hand paid by Walter G. Haynes, the receipt whereof is acknowledged, together with a purchase money mortgage in the amount of Fourteen Thousand and no/100 (\$14,000.00) Dollars to be executed simultaneously herewith I the said Edna M. Lord and husband, L.L. Lord, do grant, bargain, sell and convey unto the said Walter G. Haynes the following described real estate situated in Shelby County, Alabama to-wit:

Lot 19 of the Survey of Cahaba River Estates, as recorded in Map Book 3, Pages 32 and 33 in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division, together with a right of way 10 feet wide for road purposes off the eastern side of Lot 20 in said survey extending from the extreme northeast corner of said Lot 20 where said northeast corner intersects with the southerly line of the present roadway as shown on the recorded map of said survey and from said point southwardly along the eastern line of said Lot 20, 955 feet more or less to a point where said right ofway leaves said Lot 20 and turns eastwardly onto said Lot 19.

Also to be used jointly with grantor herein and her heirs and assigns any rights that may have been acquired by grantor herein by prescription or otherwise, either by grantor's own or through the actions actions of said grantor's predecessors in title over a period of many years over that portion of the right of way hereinabove mentioned which extends along the western line of Lot 18-A in said survey, being approximately 10 feet in width and extending from the northwest corner to the southwest corner thereof and as shown on a map dated April 19, 1947, prepared by Bethel W Whitson, Registered Surveyor, which said map is attached hereto and made a part hereof as fully set out herein.

Reserving, however, to grantor and her heirs and assigns, a right of way 10 feet wide for road purposes off the western side of said Lot 19; said right of way extending southwardly along said western line from the northwest corner of said Lot 19 to a point 425 feet more or less south from said northwest corner to the point where said present right of way leaves said Lot 20 and turns eastwardly onto said Lot 19.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD, To the said Walter G. Haynes, his heirs and assigns forever.

And I do, for myself, and for my heirs, executors and administrators, covenant with the said Walter G. Haynes, his heirs and assigns that I am lawfully seized in fee simple of said premises except that portion described as being in Lot 18-A; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Walter G. Haynes, his heirs and assigns forever against the lawful claims of all persons. There is no warranty granted or intended to be granted in connection with the property hereinabove described as being in Lot 18-A. Grantor merely quit claims and transfer any interest she may have therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 10th day of April, 1951.

Margaret C. Holcomb (Witness)  
Margaret C. Holcomb (Witness)

Edna M. Lord (Seal)  
L.L. Lord (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Margaret A. Coleman, a Notary Public in and for said County, in said State, hereby certify that Edna M. Lord and husband, L.L. Lord, 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 10th day of April, 1951.

SEAL

Margaret A. Coleman, Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

I hereby certify that  
\$ 6.00 Privilege Tax  
has been paid on the with-  
in instrument as required  
by law.

STATE OF ALABAMA

JEFFERSON COUNTY

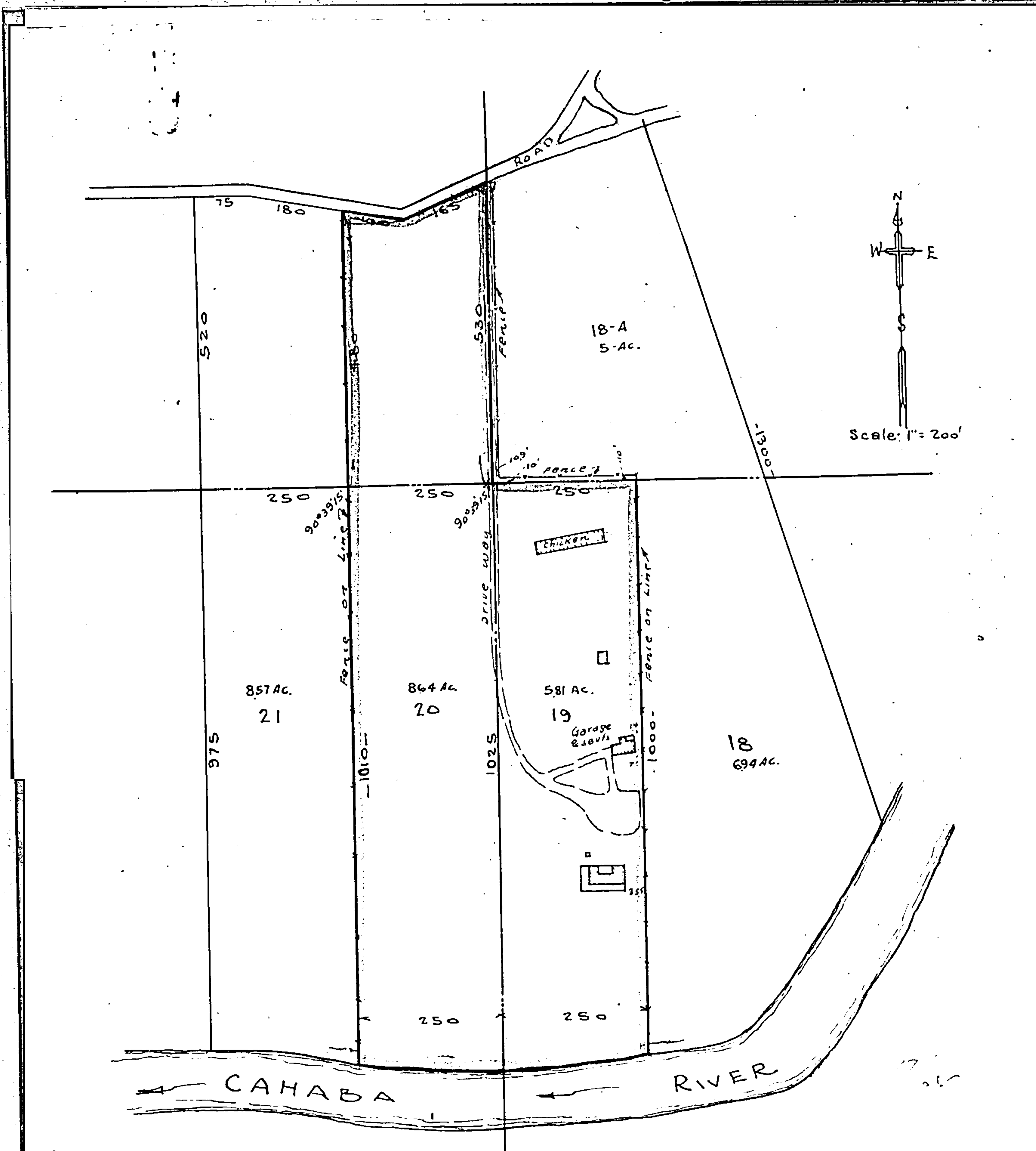
L. C. WALKER,

I, Margaret A. Coleman, a Notary Public in and for said County, in said State, hereby certify that on the 10th day of April, 1951, came before me the within named Edna M. Lord, known to me ( or made known to me) to be the wife of the within named L.L. Lord, 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 10th day of April, 1951.

Margaret A. Coleman, Notary Public

SEAL



STATE OF ALABAMA  
JEFFERSON COUNTY

I, Bethel W. Whitson, Registered Engineer-Surveyor, of Birmingham, Alabama, hereby certify the foregoing to be a true and correct map or plat of Lots 19 and 20, according to the map and survey of Cahaba River Estates (Map Book 17, Page 64); that I have this date established the boundaries of said lots; that the fences are located on the property lines where shown above, and the buildings within the boundaries of said property, there being no encroachments from adjoining properties.

According to my survey this the 19th day of April, 1947.

*Bethel W. Whitson* IS  
Registration No. 275.

H.