

H 2618
\$1/10 Federal Stamps cancelled on this Deed

16199 ROBERTS & SON, BIRMINGHAM

Grace B. Ashe

TO

J.O. Beard

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of One Thousand (\$1000.00)

DOLLARS

to the undersigned grantor Grace B. Ashe, joined by her husband, Henry S. Ashe

in hand paid by J.O. Beard

the receipt whereof is acknowledged we the said Grace B. Ashe and husband, Henry S. Ashe

do grant, bargain, sell and convey unto the said J.O. Beard

the following described real estate, to-wit: Our undivided one-half interest in and to the following described property, to wit: "the northeast quarter of the southeast quarter (NE_4^1 of SE_4^1) of section twenty-seven (27), and the southeast quarter of northeast quarter (SE_4^1 of NE_4^1), except about 5/8 of an acre in the northwest corner, running 165 feet east and west and 135 feet north and south, in section twenty-eight (28) all in township twenty-one (21) range one (1) East; Lying, situate and being in Shelby County, Alabama.

It is agreed and understood, however, that this deed is subject and subordinate to that certain mortgage, in the original amount of \$1,170.00, executed by James A. Beard and Mrs. Grace Beard Angwin to the Federal Land Bank of New Orleans, the balance of which indebtedness still owed by the said Mrs. Grace Beard Angwin, the grantee herein assumes and agrees to pay. Said mortgage being of record in Mortgage Record 196, at page 255, in the Probate Judge's office of Shelby County, Alabama, and containing $79\frac{1}{2}$ acres, more or less

SITUATED IN SHELBY COUNTY, ALABAMA.

To Have and to Hold, To the said J.O. Beard, his

heirs and assigns forever.

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

In Witness Whereof, we have hereunto set our hand s and seal s, this 16th day of August, 1949.

Witnesses:

Grace B. Ashe

(Seal)

Henry S. Ashe

(Seal)

(Seal)

(Seal)

Texas, Robertson

THE STATE OF ALABAMA, SHELBY COUNTY

I, T.F. Criswell

Notary Public

a Grace B. Ashe joined by her husband, Henry S. Ashe in and for said County, in said State, hereby certify that whose name s 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 16th day of August A.D., 1949.

SEAL

T.F. Criswell, Notary Public in and for Robertson Co. Texas

THE STATE OF ALABAMA, SHELBY COUNTY

I, STATE OF ALABAMA

SHELBY COUNTY

in and for said County, in said State, hereby certify that

a I hereby certify that to the foregoing conveyance, known to me, appeared before me this day, April 10, 1949, duly sworn, stated that has been paid on the with, the Grantor voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the Grantor by law of the other witness, and that such other witness subscribed name as a witness in presence.

L. C. WALKER,

Given under my hand and seal, this day of JUDGE OF PROBATE

A.D., 1949

Texas, Robertson

THE STATE OF ALABAMA, SHELBY COUNTY

I, T.F. Criswell

Notary Public

a I certify that on the 16th day of August, 1949, came before me the within named Grace B. Ashe known to me (or made known to me), to be the wife of the within named Henry S. Ashe 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, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I have set my hand, this 16th day of

August

A.D., 1949

SEAL T.F. Criswell, Notary Public in and for Robertson Co. Texas

THE STATE OF ALABAMA, SHELBY COUNTY

I, L. C. WALKER, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the 14 day of April, 1951, and was recorded in Volume 144, Record of Deeds, Page 246 on the 10 day of May, 1951. L.C. Walker, Judge of Probate

Recording Fee, \$ 1.25