

390

\$ 1.10 Federal Stamp

Montevallo 185

THE STATE OF ALABAMA }
Shelby County }

Know All Men by These Presents, That in consideration of (\$920.00) Nine hundred twenty & no/100 DOLLARS

to the undersigned grantors Raymond C. Vining and wife, Evelyn A. Vining

in hand paid by Joe E. McCaleb

the receipt whereof is acknowledged we the said Raymond C. Vining and wife, Evelyn A. Vining

do grant, bargain, sell and convey unto the said Joe E. McCaleb

the following described real estate, to-wit: Commencing at the SW corner of the SW 1/4 of SE 1/4, Section 16, Township 22, Range 3 West and running North 88 degrees 30 minutes East 465.4 feet, thence running North 26 degrees and 30 minutes West 377.6 feet to the SE side of Montevallo-Ashville Road; thence South 46 degrees 45 minutes West along said road 99.2 feet to the point of beginning of the lot herein conveyed; continue thence South 46 degrees 45 minutes West along said road 78.8 feet; thence run SE 300 feet to a point on the South boundary of said SW 1/4 of SE 1/4; thence East along said South boundary 96 feet; thence North 26 degrees 30 minutes West 100 feet; thence Northwesterly to the point of beginning, the same being a lot situated in the SW 1/4 of SE 1/4, Section 16, Township 22, Range 3 West.

Also a right of way or easement to be used as a common driveway between the owners of the lot herein conveyed and the owners of the lot lying immediately NE thereof, their guests, heirs or assigns, which said easement or right of way is described as beginning at the NE corner of the lot herein conveyed and running North 46 degrees 45 minutes East along the Montevallo-Ashville Road 6 feet; thence running Southeasterly and parallel to the NE boundary of the lot herein conveyed 100 feet; thence Southwesterly and parallel to the Montevallo-Ashville Road 6 feet to the NE boundary of the lot herein conveyed; thence run Northwesterly along said boundary 100 feet to point of beginning.

There is reserved, however, an easement or right of way to be used as a common driveway by the owners of the lot herein conveyed and the owners of the lot lying immediately NE thereof, their guests, heirs or assigns, which said easement or right of way is described as being a strip of land lying in the NE corner of the lot herein conveyed fronting 6 feet on the Montevallo-Ashville Road and running Southeasterly along the NE boundary of the lot herein conveyed a uniform width 100 feet.

It is the express intention of the grantors to provide by this deed and the deed executed this day by the grantors herein to Herman Victor Stone and Milred Terrell Stone a 12 foot driveway 100 feet in depth between the two lots conveyed this date.

We are conveying only our equity in this property, and the warranties contained herein refer only to said equity. This conveyance is made subject to a mortgage made by us to Claude P. White which is recorded in the Probate Office, Shelby County, Alabama.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Joe E. McCaleb

his

heirs and assigns forever.

And we do, for us and for our heirs, executors and administrators, covenant with the said Joe E. McCaleb his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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

Joe E. McCaleb his

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal, this

16th. day of June, 1951.

WITNESSES:

Raymond C. Vining (Seal.)

Evelyn A. Vining (Seal.)

THE STATE OF ALABAMA

Shelby County

I, John Foshee

a Notary Public in and for said County, in said State,

hereby certify that Raymond C. Vining and wife, Evelyn A. Vining

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 16th. day of June, A. D. 1951

John Foshee Notary Public

THE STATE OF ALABAMA

Shelby County

I, John Foshee

a Notary Public in and for said County, in said State, hereby certify that

on the 16th. day of June, 1951, came before me the within named

Evelyn A. Vining known to me (or made known to me) to be the wife of the

within named Raymond C. Vining 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 hereunto set my hand this 16th. day of

June, A. D. 1951.

John Foshee Notary Public

Filed in the office of the Probate Judge on the 29 day of Oct 19 51 at 8 o'clock P. M. and recorded in Deed Book 149 Page 63 this 3 day of Nov 19 51. Deed Tax 1.00 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate