

2309

#3.30 Federal
Trust

BOOK 152 PAGE 51

Value 3,000.00

STATE OF ALABAMA, X
SHELBY COUNTY.....X

KNOW ALL MEN BY THESE PRESENTS, THAT, in consideration of the sum of ONE THOUSAND & NO/100 (\$1000.00) DOLLARS, and other valuable consideration, to the undersigned grantor, Ila Gordon, a widow, in hand paid by George Copenhagen and wife, Stella Copenhagen, the receipt whereof is acknowledged, I, the said Ila Gordon, a widow, do grant, bargain, sell, and convey unto the said George Copenhagen and wife, Stella Copenhagen, and to the survivor of them, the following described real estate situated in the Town of Columbiana, County of Shelby, State of Alabama, to wit:

That certain lot in the Town of Columbiana, Alabama, described as commencing at the point of intersection of the North line of College Avenue with the West line of Arlington Street, as now laid out, paved, and used, and run thence in a Northerly direction along the West margin of Arlington Street, a distance of 163.5 feet; run thence South 72 degrees and .07 minutes West a distance of 108.6 feet; run thence South 17 degrees and 30 minutes East a distance of 31.1 feet; run thence South 72 degrees and 16 minutes West a distance of 50 feet to the point of beginning of the lot herein described and conveyed: Run thence South 72 degrees and 16 minutes West, a distance of 50 feet; run thence North 17 degrees and 30 minutes West, a distance of 145 feet; run thence North 72 degrees and 16 minutes East, a distance of 50 feet; run thence South 17 degrees and 30 minutes East a distance of 145 feet to the point of beginning.

There is also conveyed herein to the grantees an easement across the lot contiguous and immediately East of the above described land, which said easement is described as follows: Commencing at the point of beginning of the above described lot and run thence North 17 degrees and 30 minutes West a distance of 46.5 feet to the point of beginning of the easement herein described; run thence North 17 degrees and 30 minutes West a distance of 20 feet; run thence North 72 degrees and 16 minutes East a distance of 50 feet; run thence South 17 degrees and 30 minutes East a distance of 20 feet; run thence South 72 degrees and 16 minutes West a distance of 50 feet to the point of beginning of the easement herein described.

The grantor herein, in consideration of the premises, in hand paid by the grantees herein, does remise, release, quit claim and convey to the grantees herein, all her right, title, interest, and claim in and to that certain street, or alley, consisting of a strip of land 20 feet wide, extending from the East side of the last above described easement to Arlington

Street, and which is more accurately described in that certain deed from Eugenia Letson to Lavonia Gordon, dated November 12, 1940, and recorded in Deed Book 109, on page 488, in the office of the Judge of Probate of Shelby County, Alabama.

ALL SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, to the said George Copenhagen and wife, Stella Copenhagen, during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And I do, for myself, and for my heirs, executors, and administrators covenant with the said grantees herein and their heirs and assigns, that I am lawfully seized in fee simple of said premises; 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 grantees, George Copenhagen and wife, Stella Copenhagen, and to the survivor of them, and to the heirs and assigns of such survivor forever; against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, on this the 17th day of March, 1952.

WITNESS:

X Ila Gordon (SEAL).

STATE OF ALABAMA,)
SHELBY COUNTY...)

I, Paul O. Luck, a Notary Public, in and for said County, in said State, hereby certify that Ila Gordon, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of March, 1952.

Paul O. Luck
Notary Public, Shelby County, Alabama.

Filed in the office of the Probate Judge on the 19 day of March 1952 at 10 o'clock P M
and recorded in Deed Book 152 Page 52 this 19 day of Mar 1952.
Deed Tax 3.00 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate