

2821

STATE OF ALABAMA, I
SHELBY COUNTY.....I

KNOW ALL MEN BY THESE PRESENTS, THAT, in consideration of the sum of SIXTY-FIVE HUNDRED & NO/100 (\$6500.00) DOLLARS, to the undersigned grantors, Pauline Katie Smith and husband, G.B. Smith, and Robert Lee Tucker, an unmarried man, in hand paid by J.F. Armstrong, the receipt whereof is hereby acknowledged, the said Pauline Katie Smith and husband, G.B. Smith, and Robert Lee Tucker, being the one and same person as R.L. Tucker, an unmarried man, do grant, bargain, sell, and convey unto the said J.F. Armstrong the following described real estate situate in Shelby County, Alabama, to wit:



The West Half of the Southeast Quarter, and the Southwest Quarter of the Northeast Quarter; and the East Half of the Southeast Quarter of the Northwest Quarter; and the East Half of the East Half of the Southwest Quarter, all situated in Section 35, Township 19, Range 1 East. There is EXCEPTED, however, from the above described lands, the following tract, to wit: Commencing at the Northwest corner of the East Half of the Southeast Quarter of the Northwest Quarter of Section 35, Township 19, Range 1 East, and run thence South 1 degree East 977.9 feet; run thence South 78 degrees East 246.9 feet to a point on the North side of the Westover-Harpersville Public Road, for a point of beginning of the lot herein described and EXCEPTED: Run thence North 33 degrees and 30 minutes East 656.9 feet to a cement corner; run thence South 80 degrees and 30 minutes East a distance of 255 feet to the aforementioned road; run thence South 36 degrees West 204.1 feet along said aforementioned road; run thence South 48 degrees and 30 minutes West along said road a distance of 400 feet; run thence South 62 degrees West, along said road a distance of 148.8 feet; run thence North 59 degrees and 40 minutes West 51.6 feet across said road to the point of beginning, and containing 2.25 acres, more or less, and being the tract of land heretofore conveyed by the grantors to Ruby Nelson. There is, also, EXCEPTED from this conveyance the right of way heretofore granted to the A.B. & A. Railroad Company, now the Atlantic Coast Line Railroad Company, and containing 4 1/2 acres, more or less, in said right of way. There is, also, EXCEPTED from this conveyance, a transmission line permit heretofore conveyed to the Alabama Power Company, as shown of record in Deed Book 107, on page 462, in the office of the Judge of Probate of Shelby County, Alabama.

The lands herein conveyed containing 173.25 acres, more or less, and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said J.F. Armstrong and to his heirs and assigns forever.

And we do, for ourselves, and for our heirs, executors, and administrators covenant with the said J.F. Armstrong and 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.F. Armstrong, and his heirs and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 21st. day of July, 1952.

Pauline Katie Smith (SEAL).
G.B. Smith (SEAL).
R.L. Tucker (SEAL).
Robert Lee Tucker (SEAL).

STATE OF ALABAMA,)
)
 SHELBY COUNTY.....)

I, Paul O. Luck, a Notary Public, in and for said County, in said State, hereby certify that Pauline Katie Smith and husband, G.B. Smith, and Robert Lee Tucker, being one and the same person as R.L. Tucker, an unmarried man, 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 21st. day of July, 1952.

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

Filed in the office of the Probate Judge on the 22 day of July 1952 at 10 o'clock A
 and recorded in Deed Book 154 Page 204 this 22 day of July 1952.
 Deed Tax 6.50 Mortgage Tax — has been paid.
 L.C. Walker, Judge of Probate