

2797

STATE OF ALABAMA)

SHELBY COUNTY)

BOOK 166 PAGE 227

This contract made this 23rd day of April 1954, by and between A. V. Glasscock, as agent for Mrs. L. F. Rawson (owner), and Charles Stephens, as tenant, witnesseth that lessor hereby agrees to rent and lease and does by these presents rent and lease unto lessee the following described premises situated in Shelby County, Alabama:

One lot located at what is known as Glasscock's Fishing Camp in Beat 2, Shelby County, Alabama, and further known as Lot #5, and being more particularly described as a lot fronting 100 feet on the Alabama Power Company back water, being jointed on the East by Lot #6, owned and occupied by A. V. Glasscock, said East line being 50 feet, on the South by Alabama Power Company line, said South line being 100 feet, and on the West by land leased and occupied by Sam Hawkins, said lot being known as Lot #4, and said West line being 50 feet.

To have and to hold unto the lessee for the term of ten years, commencing on the 1st day of September 1958 and ending on the 1st day of September 1968. Lessee agrees to pay lessor as rental for the above described premises the sum of TEN DOLLARS (\$10.00) per year, to be paid on or about the 1st day of September of each year, and lessor acknowledges receipt of payment of \$100.00 and acknowledges that said lease is paid in full up to and including September 1st 1968.

Lessee shall have the option of extending this lease upon the same terms and conditions which were in effect for as many years as lessee desires. It being understood by the parties that this lease shall not be construed as being extended beyond the period allowed by law, but it is the intention of the parties that lessee shall have the right to extend said lease upon the same terms and conditions for as long as the law allows.

Lessor agrees that lessee shall have the right to transfer and assign this lease together with all the rights and privileges to anyone he desires.

It is agreed and understood by and between the parties hereto that lessee shall maintain the cabin situated on said premises in as good condition as it is on this date, reasonable wear and tear excepted, and should the lessee, his heirs or assigns, default in the payment of rent as aforesaid, lessor shall at his option be allowed to immediately declare this lease null and void and said cabin shall become the property of the lessor.

WITNESS:

D. L. Lovell

Mrs L. F. Rawson
(owner)
A. V. Glasscock
(Agent)
Chas Stephens
(Lessor)

STATE OF ALABAMA)

SHELBY COUNTY)

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WITNESS:

D. L. Lovell

Mrs L. F. Rawson
(Owner)
A. V. Glasscock
(Agent)
Chas Stephens
(Lessor)

Filed in the office of the Probate Judge on the 6 day of May 1954 at 11 o'clock
M. and recorded in Deed Book 166 Page 228 this 13 day of May 1954.
Deed Tax .50 Mortgage Tax _____ has been paid.
L.C. Walker, Judge of Probate