

2956

THE STATE OF ALABAMA,

Shelby County

KNOW ALL MEN BY THESE PRESENTS, That

Mr Robert Youngblood
and wife Elizabeth Youngblood

(hereinafter sometimes called the grantors), for and in consideration of the sum of forty and
no (\$40.00) Dollars

to them in hand paid by Alabama Property Company
a Corporation

(hereinafter sometimes called the Grantee) the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and by these presents do hereby grant, bargain, sell and convey unto the said Grantee the following described real estate, together with the interests, easements and rights hereinafter mentioned; the lands herein conveyed being situated

in the County of Shelby and State of Alabama, and are described as follows:

The South Half of the Southeast Quarter
of the Northeast Quarter of Section 1
Township 19 South Range 2 East Shelby
County Alabama. Also any other land
owned by me in the S.E. 1/4 of the N.E. 1/4
of Section 1 Township 19 South Range 2
East.



TO HAVE AND TO HOLD to the said Grantee with all the rights and appurtenances thereunto belonging, forever. And the grantors covenant with the said Grantee, that they are lawfully seized in fee of the aforegranted premises; that the said premises contain the number of acres hereinabove mentioned; that they are free from all encumbrance; that they have a good right to sell and convey the same to the said Grantee, and that they will warrant and defend the said premises to the said Grantee forever, against the lawful claims and demands of all persons.

But this conveyance is made upon the following condition, subsequent, that is to say: Unless the said Grantee, pays or tenders or causes to be paid or tendered to the grantors, on or

before the 31st day of December, 1955, at the office of the Grantee in Birmingham, Alabama, the further sum of Seven hundred sixty and no/100 (\$760.00) Dollars,

for the fee simple title to the lands hereby conveyed, and at the same rate for any interest therein less than the fee simple, or for any less number of acres than that stated above, then this conveyance and the title hereby conveyed shall be null and void, and the consideration presently paid shall be forfeited to the grantors; but there shall be no obligation upon the said Grantee to pay or tender the said sum of money.

The grantors further agree to execute such receipts and other instruments at the time of payment of said sum of money, as the said Grantee may deem necessary.

The grantors further agree to cure defects in the fee simple title to the land herein conveyed, if any there be, and if they fail to do so within the time during which the said Grantee may pay or tender said sum of money, then the time within which said money may be paid or tendered shall be extended for thirty days after such defects are cured.

It is further agreed that the grantors retain possession of, assess for and pay the taxes on said land until the purchase money is fully paid, but the said Grantee may without binding himself hereunder, at any time within said period enter upon said lands and make a survey and examinations thereof without liability for damages in so doing, except for actual damages to crops and improvements and if this purchase is not completed actual damages to timber. Where the word Grantee or Grantor is used herein it shall include Grantee's or Grantor's heirs, executors, administrators, successors or assigns, as the case may be.

Except for any portion of said land that is to be used by Grantee as the site for a dam and the necessary working space around it and necessary rights of way for roads, power lines and other facilities needed in the construction of a dam, the Grantor may retain possession of said lands until the end of the calendar year in which the balance of the purchase money is paid, and provided further that Grantor shall be reimbursed for any loss or damage to row crops resulting from the construction of such dam or facilities.

IN WITNESS WHEREOF, We have hereunto set our hand S and seal S, this the 11th day of August in the year of our Lord One Thousand and Nine Hundred fifty four

Signed, Sealed and Delivered in Presence of:

Robert Youngblood (L. S.)
Elizabeth Youngblood (L. S.)

LAN-1996-46570

THE STATE OF ALABAMA,

Shelby County

Emo Traylor a NOTARY PUBLIC STATE AT LARGE

in and for said County, in said State do hereby certify that Robert Youngblood

Elizabeth Youngblood

whose name we signed to the foregoing Conveyance, and who are known to me, acknowledged before me

on this day, that, being informed of the contents of the Conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of August, 1954

Emo Traylor
NOTARY PUBLIC STATE AT LARGE

THE STATE OF ALABAMA,

Shelby County

Emo Traylor a NOTARY PUBLIC STATE AT LARGE

in and for said County, in said State do hereby certify that on the 11th day of August, 1954

came before me the within named Elizabeth Youngblood

known to me to be the wife of the within named Robert Youngblood

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 and official seal, this 11 day of August, 1954

Emo Traylor
NOTARY PUBLIC STATE AT LARGE

THE STATE OF ALABAMA,

Filed in the office of the Probate Judge on the 14 day of Aug 1954 at 8 o'clock PM, and recorded in Deed Book 167 Page 457 this 18 day of Aug 1954.
Deed Tax 1.00 Mortgage Tax — has been paid.

L.C. Walker, Judge of Probate

said County, in said State, do hereby certify that

known to me, acknowledged before