



BOOK 175 PAGE 401

The State Of Alabama
SHELBY.....County }

Know all men by these presents, That in consideration of
FOUR HUNDRED EIGHTY and NO/100 (\$480.00) DOLLARS
to the undersigned grantor S. Hans H. Eckmann and wife, Astrid O. Eckmann
in hand paid by Howard Snyder

the receipt whereof is acknowledged we the said Hans H. Eckmann and wife, ASTRID O. ECKMANN
do grant, bargain, sell and convey unto the said
Howard Snyder

the following described real estate situated in Shelby County, Alabama, to-wit: That
part of the Southwest Quarter of the Northwest Quarter of Section 31,
Township 19, Range 2 West, described as follows: Commencing at the South-
west corner of said Southwest Quarter of the Northwest Quarter of
said Section 31, and run thence in an Easterly direction along the South
line of said Southwest Quarter of the Northwest Quarter of said Section
31, for a distance of 609.4 feet to a point; thence turn an angle to the
left of 44 degrees and run in a Northeasterly direction for a distance
of 130.5 feet to the point of beginning of the lot herein described and
conveyed: Thence turn an angle to the left of 85 degrees and 39 minutes
and run in a Northwesterly direction for a distance of 306 feet to an
iron stob; thence run in a Northeasterly direction for a distance of 90
feet, more or less, to the Westernmost corner of that certain tract of
land conveyed to Howard Snyder by a deed dated October 25, 1952, and signed
by Hans H. Eckmann and wife, Astrid O. Eckmann, which deed is recorded
in Deed Book 156, on page 189, in the Probate Office of Shelby County,
Alabama; run thence in a Southeasterly direction along the Westerly line
of the said Howard Snyder property, described in the last above named deed,
and parallel with the Westerly line of the lot herein described for a dis-
tance of 306 feet; run thence in a Southwesterly direction for a distance
of 90 feet, more or less, to the point of beginning, and being the West 90
feet, more or less, of Lots 1, 2 and 3/ of the survey made by Alton Young,
Surveyor, for Hans H. Eckmann and wife, Astrid O. Eckmann, dated April 7,
1955,

To have and to hold To the said Howard Snyder, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Howard Snyder, 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 Howard Snyder, his

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

In witness whereof we have hereunto set our hands and seal this 30 day of July, 1955.

WITNESSES:

Hans H. Eckmann (Seal)
Astrid O. Eckmann (Seal)

(Seal)

(Seal)

The State Of Alabama

I, Oscar Harris,

SHELBY County

a Notary Public, in and for said County, in said State, hereby certify that Hans H. Eckmann and wife. Astrid O. Eckmann, whose name 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 30 day of July

Oscar Harris
Notary Public, Shelby County, Alabama.

The State Of Alabama

I,

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 8 day of Oct, 1955 at 2 o'clock P.M. and recorded in Deed Record 175 Page 60, and the Mortgage Tax of Deed Tax of 50 has been paid.



Judge of Probate

the grantor voluntarily