

## State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Five Hundred and no/100 (\$1,500.00) - - - DOLLARS

and other valuable considerations

to the undersigned grantors Walter H. Blaney and Anne D. Blaney, husband and wife

in hand paid by Martha Batson Green and Rozzie Gafnea Batson

the receipt whereof is acknowledged we the said Walter H. Blaney and Anne D. Blaney, husband and wife

do grant, bargain, sell and convey unto the said

Martha Batson Green and Rozzie Gafnea Batson

the following described real estate, situated in Shelby

County, Alabama, to-wit:

All that part of the Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$  of NW $\frac{1}{4}$ ) of Section 26, Township 19 South, Range 3 West, which is not subdivided or platted according to Cahaba River Estates, as recorded in Map Book 3, on page 11, in Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

There is to be excepted from this conveyance the roadway running through said property, as indicated on the record map of Cahaba River Estates. Said roadway is to be kept open for use by the various property owners in Cahaba River Estates, and the Grantees herein.

As a part of the consideration herefor, the Grantees herein shall execute and deliver to the Grantors a purchase money first mortgage, securing payment of \$4,500.00, payable in equal Quarter-Annual installments of \$150.00 each, together with interest at the rate of Six percentum (6%) per annum.



TO HAVE AND TO HOLD, To the said Martha Batson Green and Rozzie Gafnea Batson, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Martha Batson Green and Rozzie Gafnea Batson, their

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as above mentioned.

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

Martha Batson Green and Rozzie Gafnea Batson, their

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

In Witness Whereof, we have hereunto set our hands and seal, s  
this 23<sup>rd</sup> day of September, 1955.

WITNESSES:

*Walter H. Blaney* (Seal.)  
(Walter H. Blaney)

*Anne D. Blaney* (Seal.)  
(Anne D. Blaney)

(Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, *Walter H. Woodrow*

, a Notary Public in and for said County, in said State,

hereby certify that Walter H. Blaney and Anne D. Blaney, husband and wife

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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of September, 1955.

*Walter H. Woodrow*

*My Commission Expires Dec. 7, 1958* Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within *Deed* was filed for record the *23* day of *Sept*, 19*55* at *8* o'clock, *P.M.* and recorded in *Deed* Book *115* Page *321*, and the Mortgage Tax of *1.30* Deed Tax of *1.30* has been paid.

Judge of Probate