

State of Alabama

SHELBY

County

BOOK 185 PAGE 333

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand, Five Hundred, Fifty and no/00 - - - DOLLARS and assumption of first mortgage, and execution of second mortgage

to the undersigned grantor s, Earnest F. Anderegg and Elsie S. Anderegg, husband and wife,

in hand paid by Orland L. Rice

the receipt whereof is acknowledged we the said Earnest F. Anderegg and Elsie S. Anderegg, husband and wife,

do grant, bargain, sell and convey unto the said Orland L. Rice

the following described real estate, situated in SHELBY County, Alabama, to-wit:

A tract of land in Shelby County, Alabama, particularly described as follows: Begin at the SW corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28, Townshp 18, Range 1 West, from said corner go North 86 degrees 30' East along the South line of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ 198 feet, thence North 2 degrees 30' West, 1320 feet; thence South 86 degrees 30' West 198 feet; thence South 2 degrees 30' East 509 feet; thence North 65 degrees 30' West 1522 feet to West line of NE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence South 2 degrees 30' East 200 feet to SE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence South 42 degrees 30' West 700 feet; thence South 70 degrees 40' East 495 feet to West line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence South 62 degrees 30' East 1250 feet; thence South 32 degrees 40' West 623 feet; thence South 57 degrees 20' East 750 feet; thence North 2 degrees 30' West 940 feet to point of beginning, excepting minerals and mining rights to all of the above described property.

Subject to Alabama Power Company transmission line permit and Old County Road and 1957 taxes.

The above described property includes all land, buildings, timber, shrubbery and fruit trees thereon, also electric pump, water tanks and water system, all plumbing fixtures, table top electric hot water heater, Butane gas tank, 2 gas floor furnaces, gas logs in fireplace, all kitchen cabinets, window shades, Ford tractor, tractor Gang Disc Harrow and Tractor Disc Turn Plow. (All in operating condition).

Grantees assume and agree to pay the balance due on that certain First mortgage executed to Brooks Glass and wife Grace K. Glass, recorded in Mortgage Book 226, Page 368, in the Office of the Judge of Probate of Shelby County, Alabama. Said balance being as of March 4, 1957, and accrued interest, \$1,712.39.

TO HAVE AND TO HOLD, To the said Orland L. Rice, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Orland L. Rice, his

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

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 Orland L. Rice, his

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

In Witness Whereof, we have hereunto set our hand s and seal,

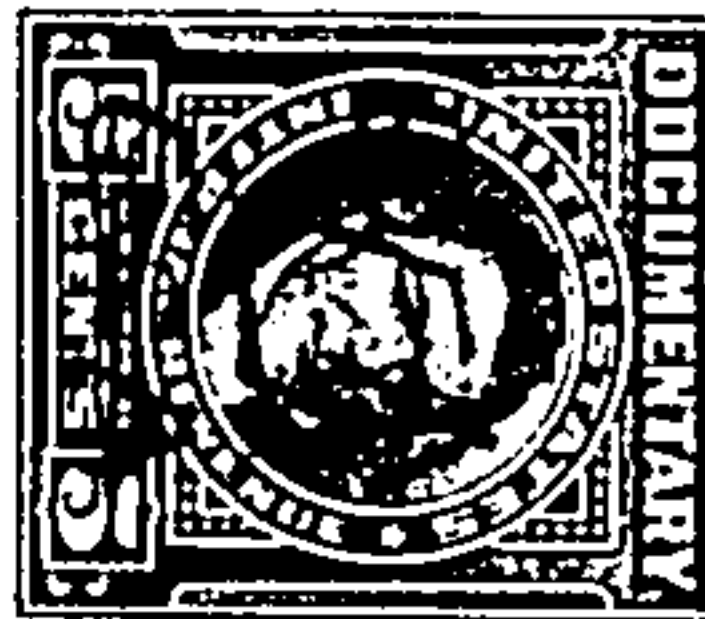
this 4th day of March, 1957.

WITNESSES:

Wm. J. Thorpe

Earnest F. Anderegg (Seal.)
Earnest F. Anderegg

Elsie S. Anderegg (Seal.)
Elsie S. Anderegg



State of
SHELBY

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COUNTY

I,

Wm. J. Thornton

for the State of Alabama at Large,
, a Notary Public in and for said County, in said State.

hereby certify that Earnest F. Anderegg and wife, Elsie S. Anderegg

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

4th day of March, 1957.

Notary Public

STATE OF ALABAMA AT LARGE

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$..... Franchise Tax
has been paid on the within
instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE

Filed 3/15/57

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ad 20

paid

2.0.0
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