

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

Book 185 PAGE 348

That in consideration of (\$1,000.00) - - - - -One Thousand and No/100 - - - - - DOLLARS
and the execution of a purchase money mortgage in the principal amount of \$7,000.00

to the undersigned grantor s Edna E. Hughes, L. R. Hughes and Henry E. Hughes

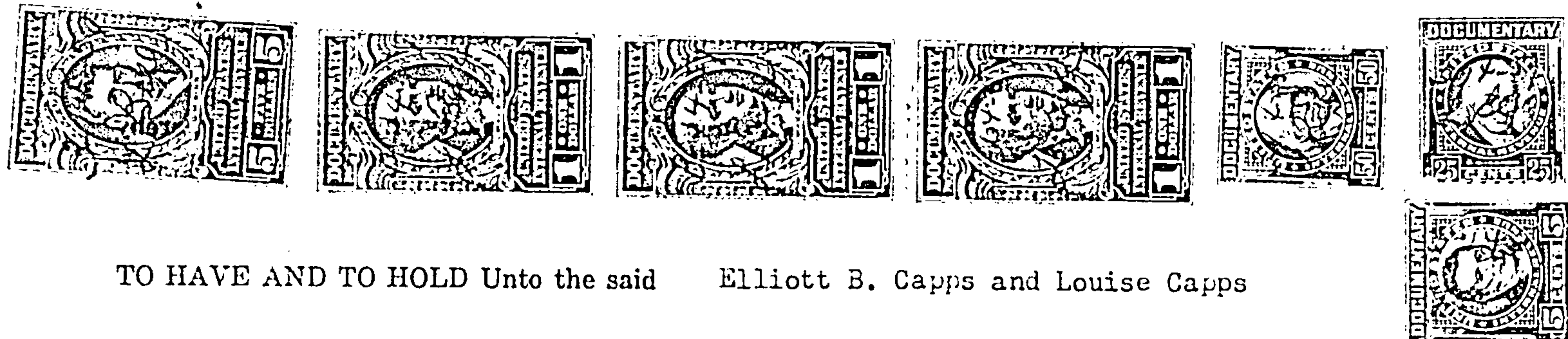
in hand paid by Elliott B. Capps and Louise Capps

the receipt whereof is acknowledged we the said Edna E. Hughes, a widow; L. R. Hughes and wife,
Effie M. Hughes and Henry E. Hughes and wife, Betty H. Hughes

do grant, bargain, sell and convey unto the said Elliott B. Capps and wife, Louise Capps

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit: A parcel of land containing
ten (10) acres more or less, and described as follows: beginning at the NE corner of Section 30,
Township 19, Range 1 east and running west 285 feet to a point of beginning; thence west along the
north line of said Section 375 feet; thence south to a point on the north side of the Florida
Short Route Highway right-of-way which is 660 feet west of the east line of said section; thence
northeasterly along the north line of said right of way to a line 285 feet west of the east line
of said section; thence north along this line and parallel to the east side of said section to
point of beginning, also a parcel of land containing one fifth of an acre more or less and des-
cribed as follows: Beginning at the east side of the west half of the NE¹/₄ of the NE¹/₄ of section
30 township 19, range 1 east and on the north side of the Florida-Short-Route Highway right-of-way
running North along the line dividing the east half from the west half of said quarter section
for a distance of 350 feet; thence west, parallel to the north line of said section 30 for a
distance of 25 feet; thence south, parallel to afore mentioned line dividing the east half and west
half of the quarter section, to the north line of the said Florida Short Route Highway right-of-way;
thence northeasterly along the north line of said right-of-way to point of beginning, being on the
line dividing the east half from the west half of the NE¹/₄ of before mentioned section, being in
Shelby County, Alabama



TO HAVE AND TO HOLD Unto the said Elliott B. Capps and Louise Capps

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the
parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the
joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in
fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and
assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises;
that they are free from all encumbrances, except 1957 property tax assumed by grantees herein

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

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

this 14th day of March, 1957.

WITNESSES:

Edna E. Hughes (Seal)
L. R. Hughes (Seal)
Effie M. Hughes (Seal)
Henry E. Hughes (Seal)
Betty H. Hughes (Seal)

I, Joe Westbrook a Notary Public in and for said County, in said State, hereby certify that Edna E. Hughes, a widow, L. R. Hughes and wife, Effie M. Hughes and Henry E. Hughes and wife, Betty H. Hughes 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 14th

day of March, 1957

Joe Westbrook

Notary Public.

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 1.00 Privilege Tax
has been paid on the with-
in instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within *Deed*
was filed for record the *18* day of *March* 1957 at *4* o'clock, *P.* M.
and recorded in *Book* *185* Page *349*, and the Mortgage Tax of
Deed Tax of *1.00* has been paid.
L. C. Walker Judge of Probate