



State of Alabama

SHELBY

BOOK 189 PAGE 488
County

KNOW ALL MEN BY THESE PRESENTS,

200 mty
249 pag 488
DOLLARS

That in consideration of Twenty-five Hundred and no/100-----
and assumption of first mortgage and execution of second mortgage

to the undersigned grantors James Raymond Higgenbotham and wife Louise Higgenbotham

in hand paid by Fred Yeager and wife Nola Yeager and James E. Yeager and wife Ila Ruth Yeager

the receipt whereof is acknowledged we the said James Raymond Higgenbotham and wife Louise Higgenbotham

do grant, bargain, sell and convey unto the said Fred Yeager and wife Nola Yeager and James E. Yeager and wife Ila Ruth Yeager

the following described real estate, and personal property situated in Shelby

County, Alabama, to-wit:

All that part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 13, Township 22 Range 3 West which lies North and East of Calera-Spring Creek Public road, except 5 acres sold to Payton described as: Begin at NW corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and run South 676 feet to Road; thence SE along road 384 feet; thence North 931 feet to North line; West 290 feet to beginning.

Also part of W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 18 Township 22 Range 2 West, described as follows: Beginning at a point 160 yards West of the SE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section and run Northwest to NW corner of said forty acres; thence South along West line to the Calera and Spring Creek Public road; thence SE along said road to a white oak tree near W.R. Alexander's house; thence in a Northeast direction to point of beginning. Less all easements and rights of way to Alabama Power Company and Plantation Pipe Line Co. Including all improvements thereon, all timber, flowers, shrubbery and fruit trees, all fences, all fence wire, all fence posts. 200 - 10 wk old DeKalb Hybred Pullets, all growing crops on said property, one mare mule, wt. approx. 1200 lbs, 1 set mule harness, 2 Gee-Whiz Cultivators, 1 Ga. stock plow, 1 steel beam turn plow. Youngstown 66 in. double cabinet sink. all int. in 200 gal Butane Gas Tank, 2 gas circulator heaters, 1 hand pump, all electric wiring and switches.

Grantees assume and agree to pay the balance due on that certain first mortgage to Jefferson Federal Savings and Loan Association recorded in mortgage book 246, page 120, in the Office of the Probate Judge of Shelby County, Alabama, said mortgage warranted to be \$2,317.65 as of even date.

Subject to 1957 taxes.

TO HAVE AND TO HOLD, To the said Fred Yeager and wife Nola Yeager and James E. Yeager and wife Ila Ruth Yeager, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Fred Yeager and wife Nola Yeager and James E. Yeager and wife, Ila Ruth Yeager, their

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except above first mortgage and current 1957 taxes which Grantees assume and agree to pay.

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 Fred Yeager and wife Nola Yeager and James E. Yeager and wife Ila Ruth Yeager, their

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

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

this 2nd day of July, 1957

WITNESSES:

Wm. J. Thorsen
.....
.....

James Raymond Higgenbotham (Seal.)
James Raymond Higgenbotham

Louise Higgenbotham (Seal.)
Louise Higgenbotham

(Seal.)

(Seal.)

State of ALABAMA

JEFFERSON

COUNTY

BOOK 180 PAGE 489

I, Wm. J. Thornton, the State of Alabama at Large, a Notary Public in and for the State of Alabama at Large

hereby certify that James Raymond Higgenbotham and wife Louise Higgenbotham

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 2nd day of July, 1957

Notary Public
STATE OF ALABAMA AT LARGE

2.50
1.45
3.95

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$2.50 Privilege Tax
has been paid on the within
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 23 day of Oct, 1957, at 8 o'clock P. M. and recorded in Record 189 Page 479, and the Mortgage Tax of Deed Tax of 2.50 has been paid.
L. C. Walker, Judge of Probate