

1264
THE STATE OF ALABAMA,

Know All Men by These Presents,

SHELBY

County

BOOK 191 PAGE 78

That for and in consideration of TWENTY-FIVE HUNDRED AND NO/100 (\$2500.00)

Dollars

to the undersigned grantor T. R. Walton, a widower,

in hand paid by J. T. Phillips

the receipt whereof is acknowledged I the said T. R. Walton

do grant, bargain, sell and convey unto the said J. T. Phillips

the following described real estate, to-wit: Commencing at a point 12.0 feet South 1° 00' East of the SE corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West; thence South 85° 50' West a distance of 732.10 feet to the point of intersection with the SE right of way line of State Highway #25; thence continue South 85° 50' West a distance of 14.78 feet to a point of intersection with the south projection of the west margin of an alley running in a Northerly direction to West College Street; thence North 2° 47' West along said projection and west margin of said alley a distance of 718.72 feet to the point of beginning; thence North 4° 39' East along said West margin of an alley, a distance of 76.42 feet to a point (being the SE corner of Lester Lot & lying 153.20 feet South 0° 37' 30" West of the south margin of West College Street); thence South 87° 28' West along south line of Lester Lot, a distance of 194.64 feet to a point; thence South 3° 02' West a distance of 88.33 feet to a point on North bank of a drainage ditch; thence North 83° 53' East along said North bank of a drainage ditch, a distance of 194.02 feet to the point of beginning.

quit claims and
Grantor further conveys to grantee all the right, title, claim or interest of grantor in and to the land which lies between the South margin of the above described lot and the land owned by Valley Mills, Inc. which said strip of land constitutes a drainage ditch and which said strip of land herein conveyed is more particularly described as follows: Commence at the SE corner of the above described lot and run thence South 83° 53' West and along the South boundary of said above described lot 194.02 feet to an iron pin; thence South 3° 02' West 13 feet to a fence marking the boundary of Valley Mills property; thence Easterly along said fence to the West margin of the paved street running in front of Valley Mills property which connects the Saginaw Cut-off and State Highway No. 25; thence Northerly along the West margin of said street 15 feet to the point of beginning. (Said Saginaw Cut-off and West College Street being one and the same street)

Situated in Shelby County, Alabama.



TO HAVE AND TO HOLD, TO THE SAID J. T. Phillips, his

Heirs and Assigns forever.

And I do, for myself heirs, executors and administrators,
 covenant with the said J. T. Phillips, his

Heirs and Assigns, that I am lawfully seized in fee simple of said
 premises; that they are free from all encumbrances, and that I
 have a good right to sell and convey the same as aforesaid; that I will,
 and my heirs, executors and administrators shall, warrant and defend the same to the said
J. T. Phillips, his

Heirs and Assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this10th day of January, 1958.

WITNESSES:

Handwritten signatureT. R. Walton

(SEAL)

(SEAL)

(SEAL)

THE STATE OF ALABAMA, }

SHELBY

County

I, Wales W. Wallace, Jr.a Notary Public

in and for said County, in said State, hereby

certify that T. R. Walton, a widower

whose name is signed to the foregoing conveyance, and who is known to me,

acknowledged before me on this day, that, being informed of the contents of this conveyance, he

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

Given under my hand and seal, this 10th day of January, A. D. 1958.
Wales W. Wallace, Jr.
 Notary Public

THE STATE OF ALABAMA, }

County

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed hereby
 was filed for record the 11 day of Jan, 1958 at 8 o'clock P. M. witness
 and recorded in Deed record Page 78, and the Mortgage tax of 2.50 has been paid. stated
 that L. C. Walker Judge of Probate

voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the
 day the same bears date; that attested the same in the presence of the Grantor, and of the
 other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand, this day of A. D. 19

THE STATE OF ALABAMA,)