

4187
STATE OF ALABAMA

BOOK 195 PAGE 21

SHELBY COUNTY

THIS AGREEMENT made and entered into between Alice Elma Shepard and Mary Joyce Shepard Topolinshi, WITNESSETH:

1. George J. Shepard died on May 16, 1958, and at the time of his death owned the following land in Shelby County, Alabama, namely:

A part of the $W\frac{1}{2}$ of $NW\frac{1}{4}$ of Section 25, Township 19 South, Range 1 West, described as follows: Commence at the Northwest corner of the $SW\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 25, Township 19, Range 1 West and run East along North line of said forty a distance of $212\frac{1}{2}$ feet to point of beginning of parcel herein described; thence run South and parallel with West line of said forty, 660 feet; thence East 200 feet; thence North and parallel with West line of $W\frac{1}{2}$ of $NW\frac{1}{4}$ of Said Section to the South right of way line of Florida Short Route Highway; thence in a Southwesterly direction along South right of way line of said Highway to point which is $212\frac{1}{2}$ feet East of the West line of the $NW\frac{1}{4}$ of $NW\frac{1}{4}$ of said Section; thence South to point of beginning. Situated in Shelby County, Alabama.

2. Alice Elma Shepard is the widow of said George J. Shepard and Mary Joyce Shepard Topolinshi is the daughter of said George J. Shepard, and the two constitute the sole heirs at law and next of kin of said George J. Shepard entitled to share in the distribution of his estate.

3. It is desired that the above described property be sold and purchaser has been found in the person of Eileen S. Heath, and the purchase price is \$4,250.00, of which sum she has put up \$500.00 with Heater Realty and Insurance Company, and an additional \$250.00 is to be paid on closing and delivery of deed and execution and delivery of a mortgage for \$3500.00, being the balance of the purchase price.

4. It is agreed between the parties hereto that the mortgage shall be made to Alice Elma Shepard and that T. A. Perkins as Administrator of the Estate of George J. Shepard, deceased, is to collect all payments during the first six months period or longer if necessary to pay the debts, court costs and attorney's fees in connection with this sale, and all money received by him including the cash payment and monthly payments on the mortgage shall be accounted for to said Alice Elma Shepard, less any claims filed against the estate, and court costs and attorney's fee in connection with administering the estate, and when these are taken care

of all payments then in the hands of the administrator and payments thereafter collected shall be made to said Alice Elma Shepard.

WITNESS our hands and seal in duplicate on this the 21st

day of August, 1958.

Estelle W. Nichols, Pa.
Attest as to Alice Elma Shepard

Alice Elma Shepard
Alice Elma Shepard

Estelle W. Nichols, Pa.
Attest as to Mary Joyce Shepard
Topolinshi

728 - Central Ave.,
Alameda, Calif.

Mary Joyce Shepard Topolinshi Topoliniski
Mary Joyce Shepard Topolinshi

Also known as Joyce Shepard Topoliniski
9/2/58

State of Alabama, Shelby County
T. L. Walker, Judge of Probate hereby certifies that on the 8th day of September 1958 and the Mortgage for a sum of \$1,50.00

was filed in this office for record the 8 Deed Agreement and record in 1958 Deed Tax of 0 has been paid.

Judge of Probate

T. L. Walker