

STATE OF ALABAMA
SHELBY COUNTY

FILED 10 JUNE 1959

KNOW ALL MEN BY THESE PRESENTS, That in consideration of _____

SIXTEEN HUNDRED AND NO/100 (\$1600.00)

DOLLARS,

to the undersigned grantors, JOHN T. CLARK and wife, MAUDE I. CLARK, in hand paid by JAMES T. McDOW and JOHNNIE H. SIMS; the receipt whereof is acknowledged, we the said John T. Clark and Maude I. Clark, do grant, bargain, sell and convey unto the said James T. McDow and Johnnie H. Sims, the following described real estate, to-wit:

A part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the NE corner of said forty and run South along East line of said forty, to the NW right of way line of Columbiana-Wilsonville Highway; thence in a Southwesterly direction along Northwest right of way line of said Highway a distance of 202 feet to the Easternmost corner of lot owned by Willard Holcombe; thence turn an angle of 90 deg. to right and run along Northeast line of Holcombe lot a distance of 300 feet to the Northernmost corner of said lot; thence run South 33 deg. 30' West along the North line of Holcombe, Ray, and lot formerly known as Armstrong lot, a distance of 290 feet, more or less, to intersection with NE line of Stone lot; thence run along the Northeast line of Stone lot North 65 deg. West a distance of 135 feet to the Northernmost corner of said Stone lot; thence along the Northwest line of Stone lot South 33 deg. 30' West 400 feet to the NE line of Lapsley Holcombe property; thence run along Holcombe property North 40 deg. West to the Northernmost point of the lands as described in Deed Book 70, page 323; thence run West 35 deg. South along Holcombe line a distance of 114 yards to the intersection with West line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 24; thence North along West line of said forty to NW corner of said forty; thence East along North line of said forty acres to NE corner which is point of beginning of lands herein described. EXCEPTING that tract in NE corner sold to Charles W. Vansant and Connie Ray Vansant, as described in deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 172, page 322, as follows;

Commencing at the NE corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, thence 88 deg. 10' right along East line of said forty acres 213.5 feet; thence with angle of 97 deg. right 167.0 feet; thence with angle of 114 deg. right 227.0 feet; thence with angle of 60 deg. 50' right to point of beginning.

EXCEPTING, also, a lot maintained by the grantors described as follows: Commence at the NE corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West and run thence South along the East line of said Quarter Quarter Section 213.5 feet to the NW right of way line of Columbiana-Wilsonville Highway; thence turn an angle of 97 deg. right and run along the South boundary of Charles W. Vansant and wife, Connie Ray Vansant lot 167 feet to the SW corner of said Vansant lot; thence 66 deg. left and run thence 50 feet for point of beginning of said excepted lot; thence Easterly and parallel with the South boundary of said Vansant lot to the NW right of way line of said Columbiana-Wilsonville Highway; thence Southwesterly along the NW boundary of said highway 152 feet to the Willard E. Holcombe and wife, Bennie W. Holcombe lot; thence turn an angle of 90 deg. to the right and run along said Holcombe property line 300 feet; thence turn an angle of 90 deg. to the right and run thence 30 feet; thence Easterly to point of beginning. All of said property being situated in Shelby County, Alabama.



TO HAVE AND TO HOLD, to the said James T. McDow and Johnie H. Sims,
their heirs and assigns forever.

And we do, for ourselves, and our heirs, executors and administrators,
covenant with the said James T. McDow and Johnie H. Sims, their heirs and
assigns, that we are lawfully seized in fee simple of said premises; that
they are free from all encumbrances, and 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 James T.
McDow and Johnie H. Sims, their heirs and assigns forever, against the
lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this
the 9 day of June, 1959.

WITNESSES:

Wales C. Wallace

Nancy Hall

STATE OF ALABAMA)

SHELBY COUNTY)

John T. Clark (SEAL)
John T. Clark

Maude I. Clark (SEAL)
Maude I. Clark

I, Wales C. Wallace, a Notary Public, in and for said County
and State, hereby certify that John T. Clark and wife, Maude I. Clark, 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 this conveyance, they executed the same voluntarily on the day the
same bears date.

Given under my hand and seal, this 9 day of June, 1959.

Wales C. Wallace
Notary Public

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STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed
was filed for record the 10 day of June 1959 at 10 o'clock P. M. and
recorded in deed Record 202 at page 102 and the Mortgage Tax
Deed Tax 2.20 has been paid.

Conrad M. Fowler
Judge of Probate