

4420

STATE OF ALABAMA

SHELBY COUNTY

FILED 23 JULY 1959

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and other good and valuable consideration, and the agreement by grantees to assume the unpaid balance due under that certain mortgaged indebtedness to W.D.Osborn and Ralph W.Thomas to B.W.Williamson and S.D.Williamson, dated August 17, 1951 and recorded in the Probate office of Shelby County, Ala. in morgage book 219 page 309 it being agreed that the balance due on the said morgaged indebtedness is \$1900.00 to the undersigned grantors Ralph W. Thomas and wife, in hand paid by W.D.Osborn the receipt whereof is acknowledged, we the said Ralph W.Thomas and wife to grant, bargain and sell and convey unto the said W.D.Osborn the following described real estate, to wit;

Commencing at the Northwest corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 26, Township 19 South, Range 1 West and run North 87 deg. 30' East 420 feet; run thence North 87 deg. 50' East 156 feet; run thence South 14 deg. 30' East 319.6 feet to the North boundary of the Alabama Highway NO. 91, known as the Florida Short Route; run thence South 20 deg. 30' East 80 feet to the South boundary of said highway; run thence North 73 deg. 15' East 77.75 feet along Highway for the point of beginning of lot hereby conveyed; continue thence North 73 deg. 15' East along the South side of said Highway 76.75 feet; run thence South 2 deg. 15' East 120 feet; run thence South 74 deg. 45' West 43 feet; run thence 111 feet to the point of beginning, situated in Shelby County, Ala.

Together with all equipment and fixtures of whatever kind and description now located in the building on said described real estate.

TO HAVE AND TO HOLD, to the said W.D.Osborn his heirs and assigns forever.

And we do, for ourselves, and for our heirs, executors and administrators covenant with the said W.D.Osborn, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances; that we will, and our heirs, executors and Administrators shall, warrant and defend the same to the said W.D.Osborn his heirs and assigns forever, against the lawful claims of all persons.

This deed is made for the purpose of Ralph W.Thomas and wife to deed their  $\frac{1}{2}$  of the above described property to W.D.Osborn which is recorded in the Probate office of Shelby County, Ala. book 191 page 511, Shelby County Ala.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this  
14 day of July, 1959

Ralph W. Thomas SEAL  
 Ralph W. Thomas

Lue H. Thomas SEAL  
 Lue H. Thomas

STATE OF ALABAMA  
 SHELBY COUNTY

I Alfred F. Alverson a Justice of the Peace in and for said County in said State, hereby certify that Ralph W. Thomas and wife, Lue H. Thomas 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 same bears date.

Given under my hand and seal, this 14 day of July, 1959

Alfred F. Alverson  
 Justice of the Peace

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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 23 day of July 19 59 at 4 o'clock P.M. and recorded in Book Record 203, at page 88. The Mortgage Tax 2.00 Deed Tax 2.00 has been paid.

Conrad M. Fowler  
 Judge of Probate