

71. So Led. Alap

2078

See mtg 264
page 610

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00) and the execution of a purchase money mortgage in the amount of SIXTY-THREE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$63,800.00) to the undersigned grantor HOWARD EUGENE MUSSEY, an unmarried man, in hand paid by MUSSEY CONSTRUCTION COMPANY, INC., a corporation, the receipt whereof is acknowledged, I, the said HOWARD EUGENE MUSSEY, do grant, bargain, sell and convey unto the said MUSSEY CONSTRUCTION COMPANY, INC., a corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West, and a part of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, described as follows: Beginning at the NW corner of the NE $\frac{1}{4}$ of said Section 28 and run East along the North boundary line of said NE $\frac{1}{4}$ a distance of 378.4 feet; run thence South 16 deg. East 1839.6 feet, more or less, to the Northern right of way line of the Montevallo-Ashville Road; run thence SW along the said Northern right of way line of said road to the West boundary line of the said NE $\frac{1}{4}$; run thence North along the West line of said NE $\frac{1}{4}$ to the point of beginning, excepting that tract conveyed to Oscar L. Cagle and wife, Willie F. Cagle, dated July 1, 1957, and recorded in Deed Book 187, page 519, in the Probate Office of Shelby County, Alabama. Subject, however, to easements of record.

TO HAVE AND TO HOLD To the said MUSSEY CONSTRUCTION COMPANY, INC., a corporation, its successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said MUSSEY CONSTRUCTION COMPANY, INC., a corporation, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 MUSSEY CONSTRUCTION COMPANY, INC., a corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this

29th day of January, 1960.

Howard Eugene Mussey (SEAL)

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STATE OF ALABAMA)

SHELBY COUNTY)

I, Harris M. Gordon,

a Notary Public in and for said County, in said State, hereby certify that Howard Eugene Mussey, an unmarried man, 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 this 29th day of January, 1960.

Harris M. Gordon
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 in this office on the 29 day of Feb 1960 at 8 M. o'clock, and recorded in deed Book 207 at page 53 on the 23 day of Feb 1960. Mortgage Tax _____ Deed Tax 1.00 has been paid.

Conrad M. Fowler
Judge of Probate