

3410

STATE OF ALABAMA,  
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS: That the following lease-agreement and contract was made on this 19th. day of April, 1960, by and between Mrs. *G. T. Elliott* hereinafter called the landlady and Johnny Mack Taylor, hereinafter called the tenant.

COVENANTS OF THE LANDLADY

1. The landlady does hereby rent, lease, and let unto Johnny Mack Taylor the following described real estate in Montevallo, Alabama:

A lot in the Town of Montevallo, Alabama, heretofore known as and called a part of the E.F. Vest home place, and which is further described as part of lots 3 and 4 according to an allotment made by Edmund King, beginning at a point 150 feet, more or less, from the NE Corner of Main and North Boundary Streets, and running 94 feet parallel with Main street, (Easterly), thence at right angles or parallel with North Boundary Street 150 feet, thence in a southwestern direction parallel with Main Street 94 feet, thence in a SE direction parallel with North Boundary Street 150 feet to place of beginning, (Being in the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 21, Tp. 22, Range 3 West)

at and for the monthly rent of \$60.00 per month payable on the first day of each and every month throughout the term of this lease.

2. The term of this lease shall be for ten years beginning on the first day of May, 1960, and ending with the last day of April, 1970. And, the tenant has the option to extend this lease for an additional term of ten years under the same terms and conditions herein set forth.

3. For the convenience of the tenant, the monthly rental payments of \$60.00 may be paid either directly to the landlad. or her authorized personal representative or to the landlady's credit at the Merchants' and Planters' Bank of Montevallo.

4. The landlady agrees to pay all real estate taxes and other assessments on the property leased herein, throughout the term of the lease.

5. The tenant may sub-lease or sub-let all or part of the leased premises and may assign this lease with the written permission of the landlady first had and received, and said permission shall not be unreasonably withheld.

6. This lease may be terminated at the option of the tenant in the event that all or an appreciable part of the premises leased are condemned or otherwise rendered untenable by public-governmental authority or zoning laws.

7. The tenant agrees to pay the monthly rent of \$60.00 promptly as it becomes due in the manner above set forth. And, further agrees that in the event of his default in the payment of rent, he will surrender the premises peacefully to the landlady within 10 days after she has given him notice to quit and surrender the premises for the non-payment of rent.

#### MUTUAL AGREEMENTS OF THE LANDLADY AND THE TENANT

8. It is mutually agreed by and between the landlady and the tenant that the tenant may place upon the property buildings, fixtures and other improvements to be maintained by him throughout the term of this lease and at the termination of the tenancy said improvements so made, constructed, or installed by the tenant whether they be buildings or fixtures shall remain upon the land and shall become the property of the landlady.

Witness now our hands and seals in duplicate this  
19th. day of April, 1960.

Charles P. White  
Witness

Mrs. G. T. Elliott  
G. T. Elliott

Johnny Mack Taylor  
JOHNNY MACK TAYLOR

#### STATE OF ALABAMA SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate hereby  
certify that the within Deed was  
filed in this office for record the 20 day  
of May 1960 at 10 o'clock A.M.  
and recorded in Deed Record 209  
page 97 and examined 5-24-60  
and the Mortgage Tax of \$         
Deed Tax of \$ 5.52 has been paid.

Conrad M. Fowler  
Judge of Probate

Fee \$ 2.25