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STATE OF ALABAMA)
SHELBY COUNTY :)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Dollars and other good and valuable considerations and the mutual covenants and agreements hereinafter set forth, to the undersigned grantors, Mrs. J. I. Reid, as Executrix of the Last Will and Testament of J. I. Reid, deceased; Mrs. J. I. Reid, being one and the same person as Janie G. Reid, a widow; June R. Hargrove and husband, Allen Hargrove; and John Inzer Reid, Jr., and wife, Lucie H. Reid, being the sole and surviving heirs at law of J. I. Reid, deceased, in hand paid by the Montevallo Baptist Church, a corporation, the receipt whereof is acknowledged, we the said Mrs. J. I. Reid, as Executrix of the Last Will and Testament of J. I. Reid, deceased; Mrs. J. I. Reid, being one and the same person as Janie G. Reid, a widow; June R. Hargrove and husband, Allen Hargrove; and John Inzer Reid, Jr., and wife, Lucie H. Reid, do grant, bargain, sell and convey, subject to a life estate reserved and retained by the grantors herein for and during the natural life of the grantor, Mrs. J. I. Reid, and for three (3) months thereafter, and subject also to all of the agreements herein contained, unto the said Montevallo Baptist Church, a corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Lots No. 38 and 39 in the town of Montevallo, Alabama, according to the Original Plan of said Town, which said parts are particularly described as follows: Beginning at a point on the NE line of said Lot No. 38 which is 111 1/2 feet southeast of the southern-most intersection of Broad with Middle Street, the said point being the Easternmost

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corner of the present Baptist Church Lot, measuring thence SE along the margin of said Middle Street to its intersection with Island Street; thence southwest along the margin of said Island Street to the Easternmost corner of the lot known as the S. A. Latham Lot a distance of 145 feet 5 inches, more or less; thence northwest along the line of said Latham Lot 183 feet, more or less, to the Southernmost corner of said Baptist Church lot; thence northeast along the rear line of said Baptist Church lot to the point of beginning, a distance of 148 feet 5 inches, more or less.

(1) The grantors herein reserve and retain a life estate for and during the natural life of the grantor, Mrs. J. I. Reid, and a like estate for three (3) months thereafter; and Mrs. J. I. Reid shall have the full and exclusive right to the use, benefit, enjoyment, possession, and control of the said real property rent-free during her natural life, and that Reba June Reid Hargrove and Inzer Reid, their heirs, representatives, and assigns shall likewise have the exclusive right to the use, benefit, enjoyment, possession and control of said property for a period of three (3) months next following the death of the said Mrs. J. I. Reid, with the provision that the grantors shall have no right to make any material alterations in the dwelling house situated thereon without the written consent of the grantee; however, the grantors are authorized to maintain and keep said premises in a reasonable state of repair during the time it is in their possession, provided they do so at their own expense.

Said grantee agrees to and shall pay all taxes and assessments, if any, for and during the existence of the estate herein reserved to the grantors.

(2) Said grantee shall maintain \$10,000.00 fire and extended coverage insurance on the dwelling house situated on said premises and said Church shall pay the premium thereon until a mortgage being executed simultaneously herewith for the balance of the purchase price hereof has been paid in full. After which time, said Church will continue to pay the premium on its \$9,000.00 policy and Mrs. J. I. Reid will pay the premium on her \$1,000.00 policy, during her lifetime and for three months thereafter; provided, further, that said policy shall be payable in the following manner:

(a) \$9,000.00 shall be payable to said Church and \$1,000.00 thereof shall be payable to Mrs. J. I. Reid.

(b) It is further understood and agreed that in the event of partial damage to the dwelling house, for any loss up to one-third of the insurable value of the house, the Church agrees to pay its pro rate share for repairing said damage; that is, Mrs. J. I. Reid would pay 1/10th and the Church 9/10ths. If the loss should be more than one-third of the insurable value of the dwelling house,

then Mrs. Reid will receive \$1,000.00 to be used as she elects and the Church shall have the right to pay the balance due on said mortgage and any excess over the balance would belong to said Church, without any claim by the grantors herein.

(3) All shrubbery located on said premises shall remain the property of the grantors and may be moved or disposed of by them as they see fit before the grantee actually takes possession of said property, provided, however, if the same is removed, it shall be removed in a workmanlike manner.

TO HAVE AND TO HOLD, to the said Montevallo Baptist Church, a corporation, its successors and assigns forever, subject to the life estate reserved and retained by the grantors herein for and during the natural life of the grantor, Mrs. J. I. Reid and for three (3) months thereafter, and subject also to all of the agreements herein contained.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Montevallo Baptist Church, a corporation, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Montevallo Baptist Church, a corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12th day of May, 1960.

Mrs. J. I. Reid (SEAL)
As Executrix of the Last Will and Testament
of J. I. Reid, deceased

Mrs. J. I. Reid (SEAL)
Mrs. J. I. Reid

June R. Hargrove (SEAL)
June R. Hargrove

Allen Hargrove (SEAL)
Allen Hargrove

John Inzer Reid Jr. (SEAL)
John Inzer Reid, Jr.

Lucie H. Reid (SEAL)
Lucie H. Reid

THE STATE OF ALABAMA

SHELBY COUNTY

I, Charles G. Harrison, a Notary Public in and for said County, in said State, hereby certify that Mrs. J. I. Reid, whose name as Executrix of the Last Will and Testament of J. I. Reid, deceased, 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, she, as such Executrix, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 28 th day of July, 1960.

Charles G. Harrison
Notary Public in and for
said County and State

THE STATE OF ALABAMA
SHELBY COUNTY

I, Charles G. Harrison, a Notary Public in and for said County, in said State, hereby certify that Mrs. J. I. Reid, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this 28 th day of July, 1960.

Charles G. Harrison
Notary Public in and for
said County and State

THE STATE OF ALABAMA
SHELBY COUNTY

I, J. S. Blakely, a Notary Public in and for said County, in said State, hereby certify that June R. Hargrove and husband, Allen Hargrove, 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 this 23 th day of July, 1960.

J. S. Blakely
~~Notary Public in and for~~
~~said County and State~~
Notary Public, State of Alabama, at Large
My commission expires Aug. 29, 1960.
Bonded by Employers Liability Assurance Corporation

THE STATE OF ALABAMA
SHELBY COUNTY

I, Charles G. Harrison, a Notary Public in and for said County, in said State, hereby certify that John Inzer Reid, Jr., and wife, Lucie H. Reid, 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 this 28 th day of July, 1960.

Charles G. Harrison
Notary Public in and for
said County and State

FILED 5 AUGUST 1960

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 3 day of Aug 1960 at 9 M. o'clock and recorded in Deed Book 210 at page 137 on the 4 day of Aug 1960.
Mortgage Tax Deed Tax 8.00 has been paid.

Conrad M. Fowler
Judge of Probate