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STATE OF ALABAMA, |

SHELBY COUNTY.....|

THIS INDENTURE, made and entered into, on this the first day of August, 1961, by and between the undersigned, Gorday C. Clifton and wife, Ritcha Dean Clifton, and Mildred C. Greene, a divorced woman, parties of the first part; and Amuel Howard and wife, Lois M. Howard, parties of the second part, the parties of the first part being the sole heirs at law of B. O. Clifton and wife, Sarah Griffin Clifton. Sarah Griffin Clifton departed this life intestate on or about February 2, 1939 in Shelby County, Alabama. B. O. Clifton departed this life intestate on or about June 23, 1961, in Shelby County, Alabama.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Five Hundred Dollars, (\$500.00), in hand paid to them by the parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents does grant, bargain, sell and convey unto the parties of the second part, their heirs and assigns, the following described real property, situated, lying, and being in the County of Shelby, State of Alabama, to-wit:

A part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 19, Township 18, Range 2 East, being about $\frac{3}{8}$ an acre on the NE side of the Central of Georgia Railroad beginning at right-of-way of said railroad on line between SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section, Township and Range running North along said line 156- $\frac{2}{3}$ feet; thence West to the right-of-way of said railroad 125 feet, thence Southeast, along said right-of-way 216 $\frac{1}{2}$ feet to beginning point.

Also, beginning 140 yards South from the NW corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section, running South 156- $\frac{2}{3}$ feet along the line to said right-of-way of Central of Georgia Railroad, thence along said right-of-way 192- $\frac{2}{3}$ feet, thence 19 degs. North of East 140 yards, thence 27- $\frac{2}{3}$ degs. West of North 70 yards to SE corner of T. B. Falkner's lot, thence West to the line at beginning corner, containing in all about 3- $\frac{1}{6}$ acres, all in Township 18, Range 2 East, Section 19, Shelby County, Ala.



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TO HAVE AND TO HOLD, the said above described real estate, owned by the heirs of B. O. Clifton, and wife, Sarah Griffin Clifton, deceased, unto the said Amuel Howard and wife, Lois M. Howard, the parties of the second part, and unto their heirs and assigns forever.

We, the parties of the first part, do for ourselves, and our heirs, executors, and administrators, covenant with the said Amuel Howard and wife, Lois M. Howard, the parties of the second part, and unto their heirs and assigns, that we, the parties of the first part are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances; that we, the part^{ies}/of the first part have a good right to sell and convey the same, as aforesaid; that we, the parties of the first part, will and our heirs, executors, and administrators shall, warrant and defend the same to the said Amuel Howard and wife, Lois M. Howard, and unto their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, the parties of the first part, have hereunto set our hands and seals on this the 1st day of August, 1961.

Gorday G. Clifton (SEAL)
Gorday G. Clifton

Ritcha Dean Clifton (SEAL)
Ritcha Dean Clifton

Mildred C. Greene (SEAL)
Mildred C. Greene

STATE OF ALABAMA, |
SHELBY COUNTY.....|

I, Frances Warren, a Notary Public, in and for said County, in said State, hereby certify that Gorday G. Clifton and wife, Ritcha Dean Clifton, 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 the 1st day of August, 1961.

Frances Warren

Notary Public, Shelby County, Ala.

STATE OF ALABAMA, |

SHELBY COUNTY.....|

I, Frances Warren, a Notary Public, in and for said County, in said State, hereby certify that Mildred C. Greene, a divorced woman, 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 1st day of August, 1961.

Frances Warren

Frances Warren, Notary Public,
Shelby County, Alabama

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 11 day
of August at 2 o'clock P.M.
and recorded in deed Record 216
page 816 and examined 216
and the Mortgage Tax of \$
Deed Tax of \$ 50 has been paid.

Conrad M. Fowler
Judge of Probate

Fee \$ 1.25