

862
STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Edward Brown's (the grantee) promise to pay to undersigned, Annie Jo Brown, a widow, the sum of SEVEN HUNDRED FIFTY AND NO/100 (\$750.00) DOLLARS, payable in 12 installments of \$62.50 each, the first installment being due and payable on the 1st day of September, 1961, and one of such remaining installments due and payable on the 1st day of each successive month until the entire indebtedness is paid, the said Annie Jo Brown does hereby grant, bargain, sell and convey unto the said Edward Brown, the following described real estate, to-wit:

PARCEL ONE:

Lot in SW corner of Block 8; begin at intersection of Depot and Dauphine Street, being point of beginning of this tract; from thence run N along E margin of Dauphine Street 50 feet; thence angle to right East, parallel with Depot Street 60 feet; thence angle to right S parallel with Dauphine Street 50 feet; thence angle to right W 60 feet; along North margin of Depot Street to beginning.



PARCEL TWO:

Lot on W side of Block 8; begin at intersection of Depot and Dauphine Streets; run along E margin of Dauphine Street NW 50 feet to point of beginning; thence run along E margin of Dauphine Street 159 feet; thence angle to right E parallel with Commerce Street 112 feet; thence angle to left NW parallel with Dauphine Street 53 feet; thence angle to right East, parallel with Commerce Street 60 feet; thence turn an angle to right South 204 feet; thence angle to right West parallel with Depot Street 172 feet to beginning.

Said parcels being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Edward Brown, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Edward Brown, his heirs 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 Edward Brown, his heirs and assigns forever, against the lawful claims of all persons.

GRANTOR RETAINS A VENDOR'S LIEN FOR THE CONSIDERATION HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of September, 1961.

Annie Jo Brown (SEAL)
(Annie Jo Brown)

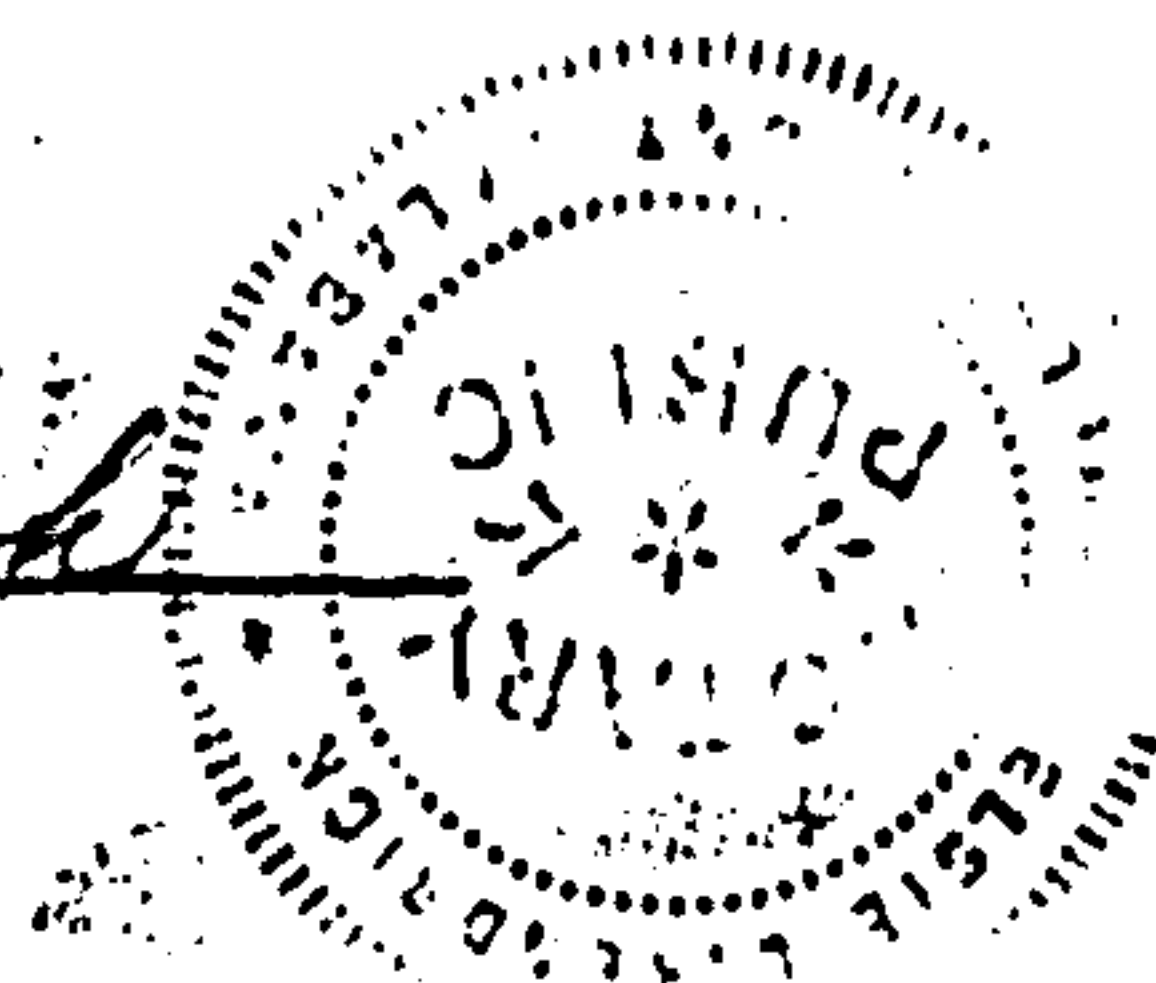
STATE OF ALABAMA)

SHELBY COUNTY)

I, Elsie L. Kendrick, a Notary Public, in and for said County, in said State, hereby certify that ANNIE JO BROWN, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of September, 1961.

Elsie L. Kendrick
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/27/61
11-15-61
RECORDED & \$ 1.00 TAX
& \$ 1.00 SELLER'S TAX
AND \$ 1.00 RECORDED TAX
AND \$ 1.00 SELLER'S TAX

Conrad W. Fowler
JUDGE OF PROBATE

Q

BOOK 218 PAGE 276