

State Of Alabama

Shelby County

1744
Know all men by these presentsThat in consideration of One (\$1.00)----- DOLLARS
and other valuable considerations.

to the undersigned grantor Austin M. Hinds and wife, Maggie Hinds

in hand paid by James L. King

the receipt whereof is acknowledged we the said Austin M. Hinds and wife,
Maggie Hinds,

do grant, bargain, sell and convey unto the said James L. King

the following described real estate situated in Shelby

County, Alabama, to-wit:

From the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, run Southerly along the West boundary line of the said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Tsp. 20 S., R. 3W. for 979.94 feet; Thence turn an angle of 89 Degrees, 51 Minutes to the left and run Easterly 1006.71 feet to the point of beginning of the land herein described and conveyed; Thence turn an angle of 76 Degrees, 14 Minutes to the left and run Northeasterly 88.10 feet, more or less, to a point on the South Right of Way line of the Helena - Pelham County Road; Thence turn an angle of 114 Degrees, 08 Minutes to the right and run Southeasterly along the South R.O.W. line of the said Helena - Pelham County Road 60.10 feet; Thence turn an angle of 07 Degrees, 52 Minutes, 40 Seconds to the left and continue Southeasterly along the South R.O.W. line of the Helena - Pelham County Road for 97.12 feet; Thence turn an angle of 149 Degrees, 58 Minutes, 40 Seconds to the right and run Westerly 152.57 feet, more or less, to the point of beginning.

This land being a part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, and being 0.14 acres, more or less.

To have and to hold; To the said James L. King, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said James L. King, his

heirs and assigns, that we are lawfully seized in fee simple of said premises;

that they are free from all encumbrances;

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 James L. King, his

heirs and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hands and seals,
this 8th day of November 1961.

WITNESSES:

Austin M. Hinds (Seal)

Maggie Hinds (Seal)

(Seal)

(Seal)

W. H. 100
Jack

AUSTIN M. HINDS and wife,
MAGGIE HINDS
TO

JAMES L. KING

Mortgage

The State of Alabama

Shelby County

I,

Judge of the Probate Court of said County, hereby
certify that the foregoing conveyance was filed

for registration in this office on the

day of 19 , and was recorded

in Vol. Record of Deeds, Pages

on the day of

19

Given under my hand at office, this

day of 19

Judge of Probate

Record Fee \$ 1.45

1.95

The State Of Alabama

Shelby County

Notary Public

I, the undersigned,

in and for said County, in said State,

hereby certify that Austin M. Hinds and wife, Maggie Hinds,

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,

executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of November, A.D., 1961.

Notary Public

John C. Bailey

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

1-17-62

RECORDED & \$1.00 MTG. TAX
& \$0.50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

506 PM 812 1961