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State of Alabama

SHELBY County

525

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of *****

SIX THOUSAND & 00/100 (\$6,000.00)*****DOLLARS

to the undersigned grantor, RED MOUNTAIN TERRACE LAND COMPANY, INCORPORATED
a corporation, in hand paid by VIRGIL V. ANDREWS, JR. and wife, GERALDINE W. ANDREWS
the receipt whereof is acknowledged, the said

RED MOUNTAIN TERRACE LAND COMPANY, INCORPORATED

does by these presents, grant, bargain, sell, and convey unto the said

VIRGIL V. ANDREWS, JR. and wife, GERALDINE W. ANDREWS

as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Begin at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 25, Township 19, South, Range 3 West, thence run East along the South line of said forty a distance of 134 feet to the approximate center line of old railroad bed, thence turn an angle of 44 degrees 53 minutes to the left and run along the center line of said railroad bed a distance of 591 feet; thence run in an Easterly direction along the North side of lots sold to Honeycutt and Howton a distance of 417.4 feet, more or less to the Northeast corner of lot sold to Melven H. Honeycutt; thence run Southwesterly along the East line of the Honeycutt lot 428.3 feet to the South line of said forty; thence East along the South line of said 40 a distance of 443.10 feet to the Southeast corner thereof; thence run North along the East line of said forty 556 feet, more or less, to the South right of way line of the old Montgomery Highway; thence run Westerly along said right of way line to the West line of said forty; thence in a Southwesterly direction along said right of way line run 283.22 feet to the Northeasterly right of way line of the present Montgomery Highway; thence run in a Southeasterly direction along said right of way line a distance of 480.5 feet to the East line of the Northwest Quarter of the Northwest Quarter of said Section 25; thence South along said East line 25 feet to point of beginning. Minerals and mining rights excepted.

SUBJECT TO: Existing easements for highways, transmission lines, any encroachments, minerals and mining rights heretofore reserved, and rights of occupants holding under unrecorded instruments, if any.
Except any portion of above described property lying within the right of way of the old railroad right of way.

TO HAVE AND TO HOLD said property unto the said VIRGIL V. ANDREWS, JR. and wife, GERALDINE W. ANDREWS as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said RED MOUNTAIN TERRACE LAND COMPANY, INC. does for itself, its successors

and assigns, covenant with said VIRGIL V. ANDREWS, JR. and wife, GERALDINE W. ANDREWS, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except, subject to items listed above.

that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said VIRGIL V. ANDREWS, JR. and wife,

GERALDINE W. ANDREWS

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



IN WITNESS WHEREOF, The said RED MOUNTAIN TERRACE LAND COMPANY, INCORPORATED has hereunto set its signature by R. E. SMITH its President, who is duly authorized, on this 23rd day of October, 1963.

ATTEST:

Agnes Hanna
Agnes Hanna Secretary.

By R. E. Smith
President.

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