

4342

OSCAR D. AND MARY E. SOUTHERN
(LEASE AGREEMENT)
VINCENT, SHELLEY COUNTY, ALABAMA

This agreement, in duplicate, made and entered into this 15th day of September, A.D. 1961, by and between, Oscar D. and Mary E. Southern, Vincent, Shelby County, Alabama and Huffstutler-Walters Oil Company., Inc. of 3000 6th Avenue South, Birmingham, Alabama as lessee or lessee's.

1. Lessor's, for and in consideration of the rents, covenants and agreements hereinafter mentioned, reserved and conditioned on the part of Lessee or lessee's to be maintained, has rented and leased and by these presents does hereby rent and lease unto lessee, that part and only that part of the following described premises, used for and constituting and oil and gasoline, located 1 mile north of Vincent, Alabama on US Hwy. 231, fronting of 150', extending back east 150' with width equal to the frontage of 150', except and less the portion covered by a grocery store located in the north east corner of said lot. Land and buildings owned by Oscar D. and Mary E. Southern, Vincent, Alabama.

TO HAVE AND TO HOLD: The above rented and leased premises with the building, unto lessee, or lessee's for a term of five years. The first two years rent at the rate of \$35.00 per month. The last three years rent at the rate of \$45.00 per month. Rent will be payable at the beginning of each month for the entire five year period. The above five year period beginning the 15th day of September 1961.

Lessor's hereby gives and grants to lessee or lessee's the exclusive option and privilege of extending this lease from year to year for five successive yearly periods in addition to the five year term above specified at the rate of \$50.00 per month rent.

Witness, the hands and respective seals of the above party, parties hereto respectively witnessed or attested the day and year first above written.

WITNESS:

Stratton Wiggins

STATE OF ALABAMA

COUNTY OF SHELLEY

On this 11th day of September, 1961, before me a Notary Public, in and for said county and State, personally appeared the lessor's, Oscar D. and Mary E. Southern, personally known to me, and to me acknowledged that lessor's executed the above and foregoing lease for the uses, purpose and consideration therein expressed.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and the year last above written.

My Commission expires

June, 64

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED IN
RECORDED & S. & M. TAX
& S. & M. TAX HAS BEEN
PD. ON THIS INSTRUMENT.

C. M. J. J. J.
JUDGE OF PROBATE

X-Oscar D. Southern
Mary E. Southern
Lessor's (Owners)
HUFFSTUTLER-WALTERS OIL COMPANY, INC.
BY: E. L. Huffstutler
Lessee or Lessee's

Frances E. Spates
Frances Spates, Notary Public
Vincent, Shelby County, Alabama