

1236

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED DOLLARS (\$200.00) and the assumption of the existing mortgage encumbering the premises conveyed

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Ernest C. Hughes and wife, Patricia A. Hughes

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Agnes Benson

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

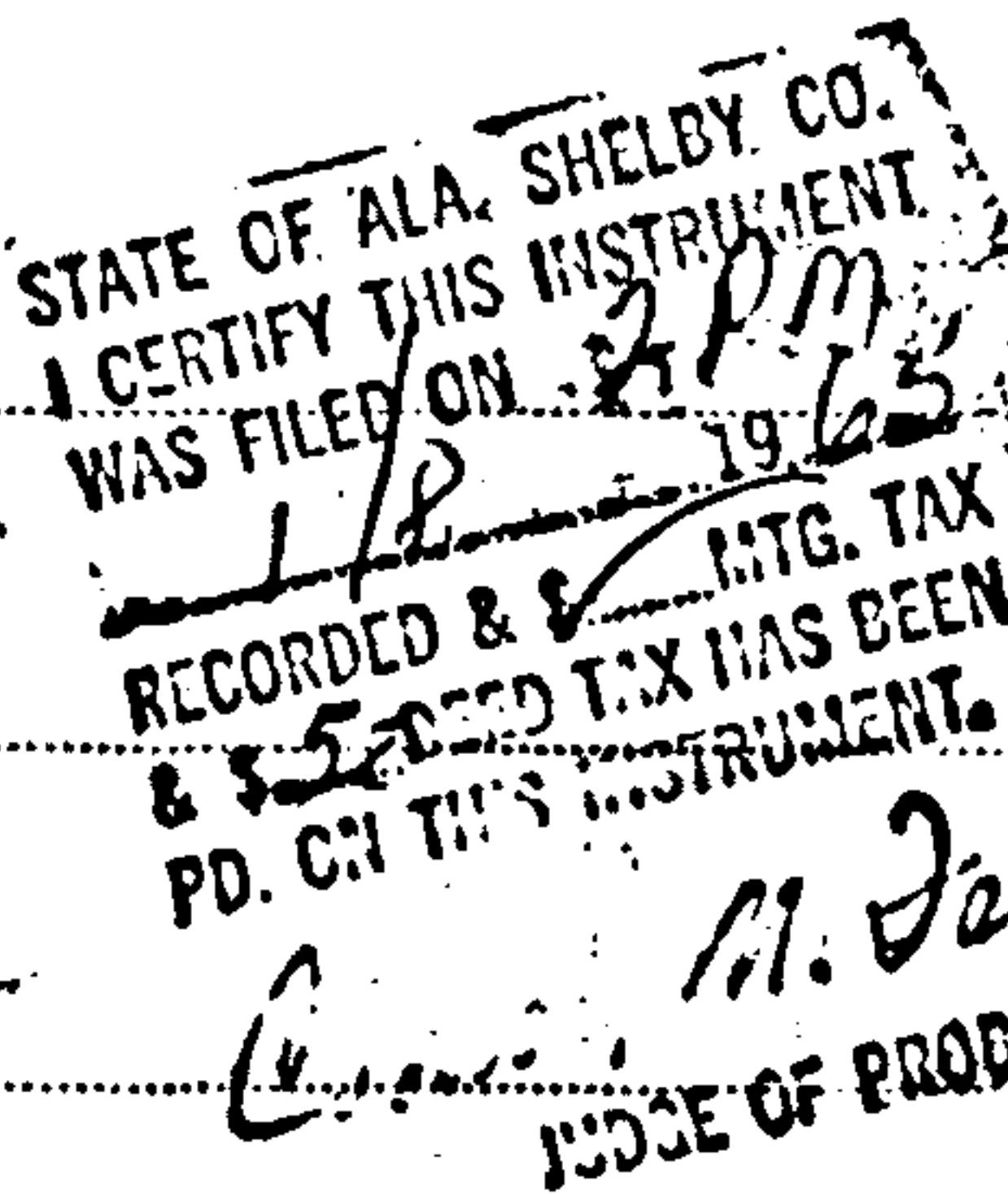
A lot, 100 feet by 75 feet, in the town of Columbiana, Alabama, being a part of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 23, Township 21, Range 1 West, and more particularly described as follows: Beginning at a point on the West side of Main Street 609 feet North of the NE corner of what is known as the J. L. Peters lot which is also 15 feet South of a large ditch or gulley being the point of beginning of property herein conveyed; thence North along West line of Main Street 75 feet; thence West at right angles 100 feet; thence South and parallel to Main Street 75 feet; thence East 100 feet to the point of beginning. All lying and being in Shelby County, Alabama.



TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11th day of September, 1964.



Ernest C. Hughes (SEAL)  
(Ernest C. Hughes)

Patricia A. Hughes (SEAL)  
(Patricia A. Hughes)

STATE OF ALABAMA  
SHELBY

COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County,  
in said State hereby certify that Ernest C. Hughes and Patricia A. Hughes

whose name(s) 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of September, A.D. 1964.

Frank Ellis, Jr.  
Notary Public

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