

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen Thousand and No/100 (\$16,000 00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Vernice I. Byford and wife, Leah C. Byford

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

Frances W. Cowart

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

From the Southeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 3, Township 24 North, Range 13 East run Westerly along the South boundary line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 3, Township 24 North, Range 13 East for 875.12 feet; thence turn an angle of 86 deg. 13 min. 33 sec. to the right and run Northerly 1273.98 feet to point of beginning of the land herein described and conveyed; thence turn an angle of 82 deg. 29 min. to the right and run Northeasterly 153.32 feet to the West boundary of Pamela Drive; thence turn an angle of 82 deg. 15 min. to the left and run Northerly along the West boundary of said Pamela Drive 100.0 feet; thence turn an angle of 97 deg. 43 min. to the left and run Westerly 153.70 feet; thence turn an angle of 82 deg. 31 min to the left and run Southerly 100.0 feet to the point of beginning. This land being a part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 3, Township 24 North, Range 13 East.

Being Lot 8 according to unrecorded map of Allendale Subdivision of a part of East Half of Section 3, Township 24 North, Range 13 East.

Subject to restrictions of Allendale Subdivision, as recorded in the Probate Office of Shelby County, Alabama, in Deed Book 219, page 297.

As a part of the consideration, the Grantee agrees to assume the remaining indebtedness on that certain mortgage recorded in Mortgage Book 279 at page 79, Office of the Judge of Probate of 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 28
 day of October, 19 65.

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS INSTRUMENT
 WAS FILED ON 11/15/65

RECORDED & \$ 16.00 MTG. TAX
 & \$ 16.00 TAX HAS BEEN
 PD. ON THIS INSTRUMENT.

Court M. J. J. J.
 JUDGE OF PROBATE

X Vernice I. Byford
 Vernice I. Byford

X Leah C. Byford
 Leah C. Byford

STATE OF VIRGINIA

COUNTY

General Acknowledgment

I, _____ a Notary Public in and for said County,
 in said State, hereby certify that Vernice I. Byford and wife, Leah C. Byford

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 28 day of October, A.D. 19 65

X [Signature]
 Notary Public

714 Court St - 4-20-69