

1563
LEASE

STATE OF ALABAMA

SHELBY COUNTY

This lease made this the 22nd day of February, 1969, by and between Johnny Morris and wife, Theodoris Morris, party of the first part, hereinafter called the lessors, and Will Gaddis, party of the second part, hereinafter called the lessee;

WITNESSETH, That the lessors do hereby rent and lease unto the lessee for the terms of mortgage being executed simultaneously herewith, beginning the 1st day of March, 1969, the following described premises:

That certain 4 room house situated on the following described lot and which house has heretofore been pointed out to Will Gaddis. Said lot being described as follows:

That part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 17, Township 22 South, Range 3 West described as beginning at the northwest corner of Emily Horton lot and run north along the east line of the Holsomback property a distance of 360 feet; thence east along the south line of Dr. M. L. Orr property 165 feet; thence south 28 feet; thence east 270 feet to the Montevallo & Dogwood public road; thence south along the west right-of-way of the Montevallo & Dogwood road 40 feet; thence in a semi-circle down a ditch in a southerly direction 360 feet; thence west along the north line of the Emily Horton lot 120 feet to point of beginning, containing $1\frac{1}{2}$ acres, more or less, and situated in Shelby County, Alabama.

and lessors covenant to keep the lessee in possession of said premises during said term. It is understood and agreed that said property is leased as is and in its present condition.

In Consideration Whereof, the lessee agrees to pay the lessors as rent in advance the sum of \$20.00 per month, the first payment being due on the 1st day of March, 1969, and monthly thereafter during the term of this lease; however, it is understood and agreed that this lease is being executed simultaneously with a mortgage to M. L. Orr, Sr. from the lessors herein; that the \$20.00 a month rent mentioned above shall be paid to M. L. Orr, Sr. as the mortgagor in said mortgage until the full amount of said mortgage is paid in full; and that this lease is co-terminus during the time the mortgage being executed herewith is unpaid.

Lessee agrees to permit no waste of said property, but to take good care of the same and when this lease is terminated to surrender quiet and peaceable possession of the premises herein leased, natural wear and tear excepted.

In Testimony Whereof, we have hereunto set our hands and seals this 22nd day of February, 1969, in duplicate.

WITNESSES:

James H. Frankner

W. F. Orr

LESSORS

Johnny Morris
Theodoris Morris

LESSEE

Will Gaddis
Will Gaddis