

3929

STATE OF ALABAMA §
 §
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Three Thousand Two Hundred and no/100 (\$3,200.00) Dollars to the undersigned Joseph B. Jeffers, Jr. and Eleanor Jeffers Lucas, in hand paid by Howard Hughes and wife, Nettie L. Hughes, the receipt whereof is hereby acknowledged; we the said Joseph B. Jeffers, Jr. and wife, Virginia J. Jeffers, and Eleanor Jeffers Lucas, unmarried, do hereby grant, bargain, sell and convey unto the said Howard Hughes and wife, Nettie L. Hughes, the following described real estate situated in Shelby County, Alabama, viz.

Four (4) acres, more or less, situated in S $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 13 East, St. Stephens Meridian described as follows: Commence at the Southeast corner of W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and run thence South 6 degrees 40 minutes East a distance of 406 feet to the southerly boundary of Shady Lane Drive; run thence South 56 degrees 55 minutes West along the said line of said Shady Lane Drive a distance of 1016.6 feet to point of beginning, being the Northeast corner of parcel of land hereby conveyed. From said point of beginning continue South 56 degrees 55 minutes West along said line of Shady Lane Drive a distance of 334 feet; thence turn angle of 61 degrees 20 minutes to left and run in southerly direction a distance of 530.4 feet; thence turn angle of 90 degrees to left and run in easterly direction a distance of 279.85 feet; thence turn angle of 90 degrees to left and run in northerly direction a distance of 712.7 feet, more or less, to point of beginning.

TO HAVE AND TO HOLD unto the said Howard Hughes and wife, Nettie L. Hughes, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with said Howard Hughes and Nettie L. Hughes, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all

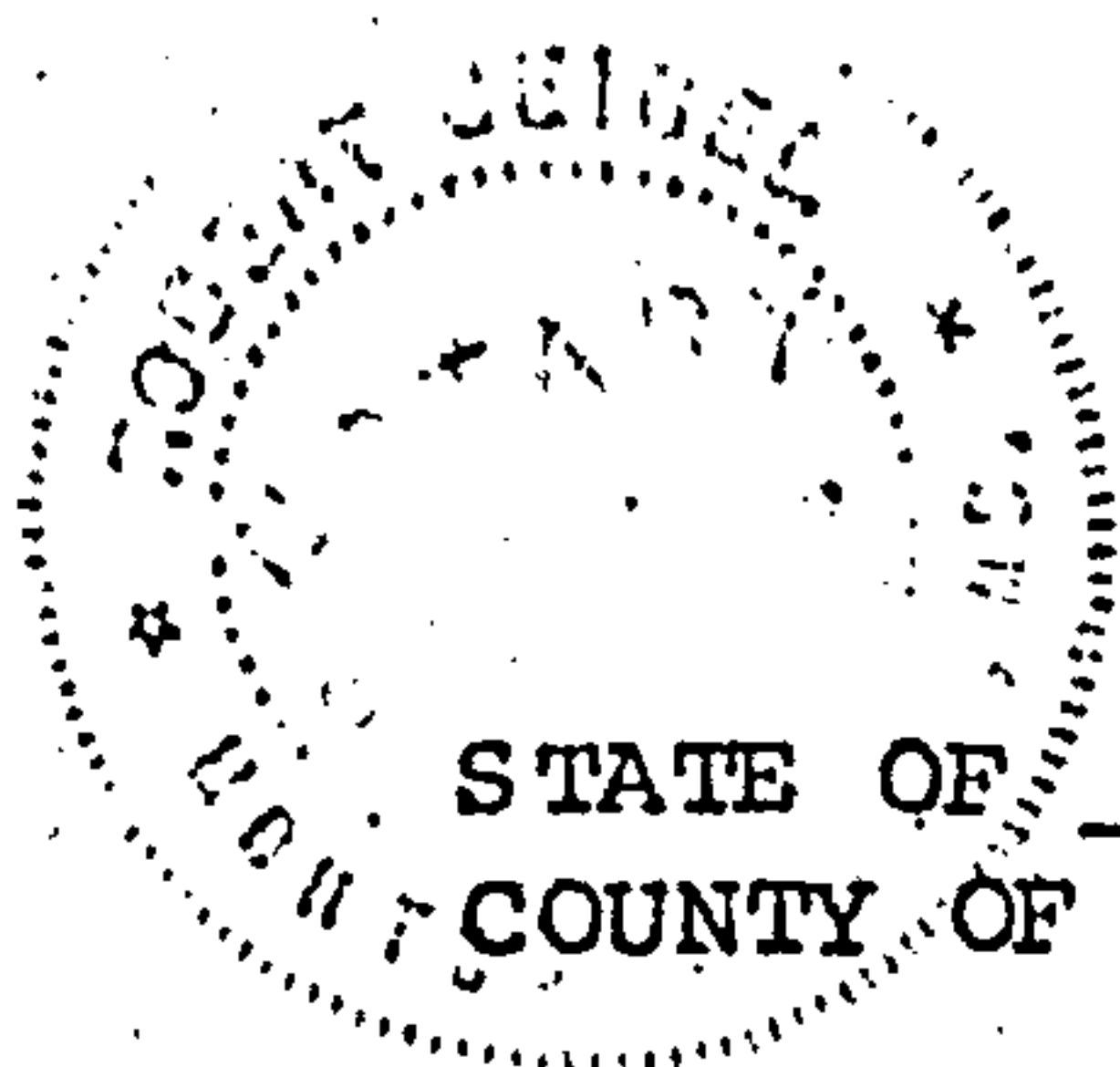
encumbrances except lien of current year's ad valorem taxes; and that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Howard Hughes and Nettie L. Hughes, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 11th day of July, 1970.

Joseph B. Jeffers, Jr. (SEAL)
Joseph B. Jeffers, Jr.

Virginia J. Jeffers (SEAL)
Virginia J. Jeffers

Eleanor Jeffers Lucas (SEAL)
Eleanor Jeffers Lucas



STATE OF Mississippi §
COUNTY OF Jefferson §

I, the undersigned Notary Public in and for said County in said State, hereby certify that Joseph B. Jeffers, Jr. and wife, Virginia J. Jeffers, whose names 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 July, 1970.

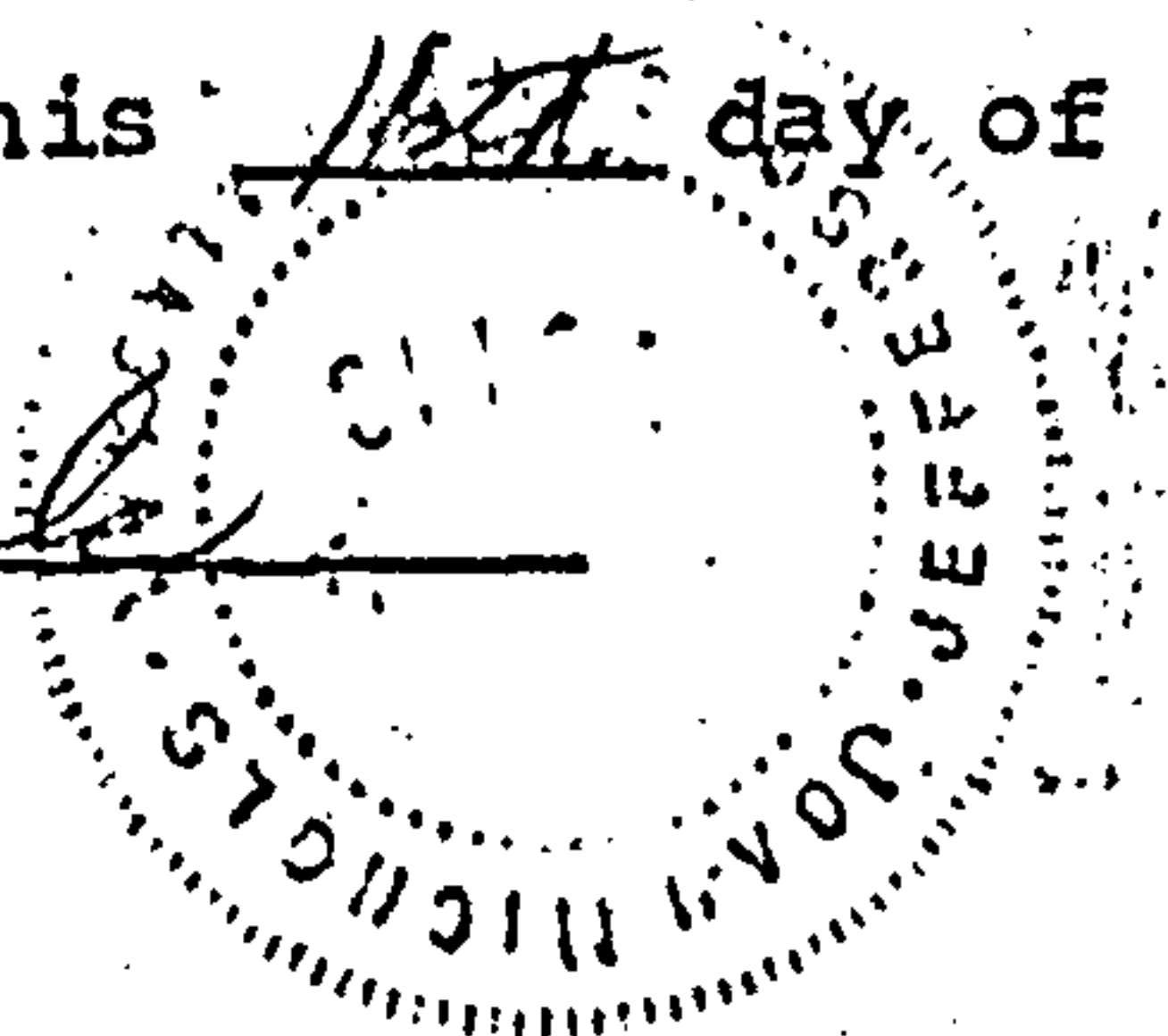
Robert T. Jeffers
Notary Public

STATE OF ALABAMA §
COUNTY OF JEFFERSON §

I, the undersigned Notary Public in and for said County in said State, hereby certify that Eleanor Jeffers Lucas, unmarried, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July, 1970.

Juan Nichols
Notary Public



STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1970 JUL 28 PM 11:55
UIC FILE NUMBER OR
REC. BIL. & PAGE AS SHOWN ABOVE
NOTARY PUBLIC

BOOK 203 PAGE 255