

3965

STATE OF ALABAMA    \$  
                              \$  
SHELBY COUNTY        \$

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Four Thousand Eight Hundred and no/100 (\$4,800.00) Dollars to the undersigned Joseph B. Jeffers, Jr. and Eleanor Jeffers Lucas, in hand paid by R. C. Hall and wife, Annie Mae Hall, 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 R. C. Hall and wife, Annie Mae Hall, the following described real estate situated in Shelby County, Alabama, viz.:

Six (6) 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; thence run South 56 degrees 55 minutes West along the said line of said Shady Lane Drive a distance of 623.6 feet to the point of beginning, being the Northeast corner of parcel of land hereby conveyed. From said point of beginning run South 12 degrees 45 minutes East a distance of 92.5 feet; thence run South 4 degrees 25 minutes East along old fence row a distance of 501.7 feet; thence run South 85 degrees 35 minutes West a distance of 73.5 feet; thence turn angle of 90 degrees to left and run in southerly direction a distance of 321.9 feet; thence turn angle of 90 degrees to right and run in westerly direction a distance of 276.18 feet; thence turn angle of 90 degrees to right for a distance of 712.71 feet, more or less, to southerly boundary of Shady Lane Drive; thence run North 56 degrees 55 minutes East along said line of said Shady Lane Drive a distance of 393 feet, more or less, to point of beginning.

TO HAVE AND TO HOLD unto the said R. C. Hall and wife, Annie Mae Hall, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with said R. C. Hall and Annie Mae Hall, 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 R. C. Hall and Annie Mae Hall, 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 14 day July, 1970.

Robert T. Heigel  
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 14th day July, 1970.

Jean Nichols  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1970 JUL 31 AM 10:25  
REC. BK. 2 PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
FILE NO. AS SHOWN ABOVE

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