

2318

THE STATE OF ALABAMA, SHELBY COUNTY

Know All Men by these Presents: That for and in consideration of
 Six Thousand and no/100 (\$6,000.00) DOLLARS
 to the undersigned grantor Roy Downs
 in hand paid by Herman D. Palmer, the receipt
 whereof is hereby acknowledged Roy Downs and wife, Elizabeth P. Downs
 said Herman D. Palmer do grant, bargain, sell, and convey unto the
 the following described real estate, to wit:

A certain tract or parcel of land in Calera, Alabama, more particularly described as follows: Commence at a point on the west line of the right of way of Montgomery Avenue where it is intersected by the centerline of the track of the Southern railroad, thence south along the west line of said Montgomery Avenue 55.55 feet for a point of beginning of the lot herein conveyed; from said point of beginning run in a westerly direction parallel with the centerline of the Southern railroad track 147.77 feet to the eastern line of an alley, thence south along the eastern line of said alley 46 feet, thence in an easterly direction parallel with the centerline of the Southern railroad track 147.77 feet, more or less, to the western line of said Montgomery Avenue, thence North along the western line of Montgomery Avenue 46 feet to the point of beginning.

Subject to mortgage of grantors herein to W. E. Broadhead dated January 31, 1951, and recorded in the Probate Office of Shelby County, Alabama, in Mortgage Book 200 at page 588, which grantee herein assumes.

Subject also to encroachment on the south side of the lot conveyed as shown by B. S. Wheeler survey dated January 3, 1951.

19710406000012750 1/2 \$.00
 Shelby Cnty Judge of Probate, AL
 04/06/1971 12:00:00 AM FILED/CERT

situated in Shelby County, Alabama.

To Have and to Hold to the said Herman D. Palmer, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators, covenant with said Herman D. Palmer, his heirs and assigns, that

lawfully seized in fee simple of said premises; that they are free from all incumbrances, 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 Herman D. Palmer, his heirs, executors, and assigns, forever, against the lawful claims of all persons.

Given under our hand and seal, this 2nd day of April, 1971

Witness:

Roy Downs (L.S.)
 Roy Downs
 Elizabeth P. Downs (L.S.)
 Elizabeth P. Downs
 (L.S.)
 (L.S.)

BOOK 256 PAGE 930

THE STATE OF ALABAMA, Shelby COUNTY

I, Carlene R. Hadaway, Notary Public in and for said State and County, do hereby certify that Roy Downs and wife, Elizabeth P. Downs whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand s and seal s, this 2nd day of April, 19 71.

Carlene R. Hadaway
Notary Public, State of Alabama at Large
My Commission Expires December 1, 1973
Bonded by U. S. F. & G.

THE STATE OF ALABAMA, _____ COUNTY

I, _____ in and for said State and County, do hereby certify that on the _____ day of _____, 19____, came before me the within named _____, known to me to

be the wife of the within named _____ who being examined separate and apart from the husband touching her signature to the within conveyance acknowledged that she signed the same of her own free will and accord, and without fear, constraint, or threats on the part of the husband.

In witness whereof, I hereto set my hand, this _____ day of _____

U.C.G. FILED
BK. & P. 600-5-11-71
MAY 11 1971
60:00
6:00
STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE

TO

Carlye 271 Calusa

WARRANTY DEED

THE STATE OF ALABAMA

COUNTY

I hereby certify that this conveyance was filed in my office for record on the _____ day of _____, 19____

at _____ o'clock _____ M., and was duly recorded in Vol. _____ page _____

of Record of Deeds, and that \$ _____

Deed Tax has been paid as required by law.

Judge of Probate.

Recording Fee, \$ _____

600-5-11-71
6:00
6:00



19710406000012750 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/06/1971 12:00:00 AM FILED/CERT

937

PAGE

266

BOOK