

STATE OF ALABAMA

SHELBY COUNTY

19720407000018610 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/07/1972 12:00:00 AM FILED/CERT

839'

KNOW ALL MEN BY THESE PRESENTS that in consideration of One Dollar and other good and valuable consideration and the assumption by the grantee of the unpaid balance on that certain mortgage to Modern Homes recorded in Mortgage Book 303, page 61, assigned to First National Bank of Atlanta, as Trustee, in Deed Book 242, page 374 in the Probate Office of Shelby County, Alabama, which mortgage covers parcel one described below, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Everett W. Snell and wife, Lyda Snell (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mary Snell (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel One:
Commence at the NE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 14, Township 21, Range 3 West and run South 15 ft. to the South line of Maylene Public Road; thence West along same 60 ft. to the Westerly right of way line of Siluria-Montevallo Hwy.; thence along said right of way line South 22 deg. 30 min. West 325 ft. to the eastmost corner of Lot 5 according to a map of certain lands of W. M. Maxwell subdivision being in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Sec. 14; thence North 67 deg. 30 min. West along the North line of said Lot 5 and across an unnamed alley 165 ft. to the Southmost corner of Lot 13 in said subdivision to the point of beginning; thence North 22 deg. 30 min. East 50 ft. to the South line of an alley; thence North 67 deg. 30 min. west 150 ft. to the Easterly line of an unnamed street; thence along said street run South 22 deg. West 50 ft.; thence South 67 deg. 30 min. East 150 ft. to the point of beginning.

Also there is conveyed herein all our right, title and interest in and to that certain 15 foot abandoned alley lying North of the lot hereinabove described. Also commencing at the NE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 14, Township 21, Range 3 West and run South 15 ft. to the South line of Maylene Public Road; thence East along same 60 ft. to the Westerly right of way line of Siluria-Montevallo paved Hwy.; thence along said right of way line South 22 deg. 30 min. West 275 ft. to the Northeast corner of Lot 6 according to a map of certain lands of W. J. Maxwell subdivision being in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Sec. 14; thence North 67 deg. 30 min. West along the North line of said Lot 6 and across an unnamed alley 165 ft. to the NE corner of Lot 13 in said subdivision; thence North 22 deg. 30 min. East 15 ft. to the point of beginning; thence continue in the same direction 25 ft.; thence North 67 deg. 30 min. West 150 feet to the Easterly line of an unnamed street; thence South, 22 deg. 30 min. East along said street 25 ft.; thence 67 deg. 30 min. East 150 ft. to the point of beginning.

Parcel Two:

Commence at the northeast corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 21, Range 3 West and run South 15 feet to the south line of Maylene public road; thence east along same 60 feet to the westerly right of way line of Siluria-Montevallo paved highway; thence along said right of way line south 22 deg. 30 min. west 225 feet to the point of beginning, being the eastmost corner of Lot 6A according to a map of certain lands of W. J. Maxwell Subdivision being in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 14; thence north 67 deg. 30 min. west, 150 feet to an unnamed alley; thence along said alley run south 22 deg. 30 min. west 50 feet to the northmost corner of Lot 6 in said subdivision; thence along the northerly line of Lot 6 run south, 67 deg. 30 min. East 150 feet to the westerly right of way line of the Montevallo-Siluria paved highway; thence along same in a northeasterly direction 50 feet to the point of beginning.

Parcel Three:

Lot 14 Maxwell's Addition to Elliottsville, according to map recorded in Map Book 3 on page 118 in Probate Office of Shelby County, Alabama.

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TO HAVE AND TO HOLD TO the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

5 day of ^{Sept} August, 1969.

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Everett W. Snell
Everett W. Snell

Lyda F. Snell
Lyda Snell

STATE OF ALABAMA

SHELBY COUNTY

I, Geo W. Norcora, a Notary Public in and for said County, in said State, hereby certify that Everett W. Snell and wife, Lyda Snell 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 5 day of ^{Sept} August, 1969.

Geo W. Norcora
Notary Public

My Commission Expires October 22, 1972

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
SEP 7 1969
JUDGE OF PROBATE

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