

STATE OF ALABAMA

SHELBY COUNTY

6409

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Shelby Cnty Judge of Probate, AL
06/20/1974 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Thousand Five Hundred and no/100 Dollars (\$3,500.00) and the execution of a purchase money mortgage for Thirty-nine thousand five hundred and no/100 Dollars (\$39,500.00) covering the balance due, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Sidney M. Bird, Sr. and wife, Mavoureen Bird (herein referred to as grantors) do grant, bargain, sell and convey unto Hubert Hilton Shirey and Pauline T. Shirey (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Lot 398 according to Dare's Map of Calera, more particularly described as follows: Commence at a point on Section line between Sections 20 and 21, Township 22 South, of Range 2 West, 700.28 feet North of the Southwest corner of Section 21, Township 22 South of Range 2 West, which point is in the center of the Southern Railroad right-of-way, as now located; thence Northeast in said right-of-way a distance of 2798.18 feet to a point in the West line of Montgomery Avenue at Calera, Alabama, 55.55 feet North of the South line of said right-of-way of the Southern Railroad; thence South along the said West line of Montgomery Avenue at Calera, Alabama, a distance of 231 feet to the point of beginning of the property hereby conveyed; thence turning an angle of 89 deg. 17 min. to the right, go 133 feet, more or less, to an alley; thence South along said Alley 25 feet, to the Southwest corner of said Lot 398; thence Easterly 133 feet to a point in the West line of Montgomery Avenue, which point is 24.6 feet Southerly of the point of beginning of the property hereby conveyed; thence North along the West line of Montgomery Avenue, 24.6 feet to the point of beginning; said lot or parcel of land is located in the Southeast Quarter of Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama, and is the same property as was conveyed to Maude Adams Cooper, Julius Gardner Cooper, Alice Josephine Petty and Elizabeth Fyfe by deed dated August 5, 1946, and recorded in Deed Book 126, Page 220 in Probate Office of Shelby County, Alabama.

The Southeast corner of the property above described is also located by metes and bounds as follows: Begin at the Northwest corner of the Central State Bank Building on the Easterly side of Montgomery Avenue and run thence ^{South} along the easterly line of said avenue 150.8 feet; thence turning an angle to the right of 90 deg. run Westerly across Montgomery Avenue a distance of 80 feet to the Southeast corner of the property hereinabove described. Situated in Shelby County, Alabama.

Also, the easement granted to L. G. Martin by Fannie Stein on November 20, 1929, for use of the party wall located along the Northerly line of said above property, as mentioned in an agreement between said parties, shown of record in Volume 65 of Deeds, at Page 598 in the Probate Office of Shelby County, Alabama.

Lot 399 and the north half of Lot 400, according to Dare's Survey of Calera, Alabama, said lots having a frontage of 75 feet on Montgomery Avenue and extending back 133 feet to an alley; situated in Shelby County, Alabama.

Commence at a point on the west side of 12th Street, sometimes heretofore known as Montgomery Avenue or Street, 130.9 feet South of the center of the Southern Railway which point is within 24.5 feet of the northeast corner of Lot 399 according to Dare's Map of the Town of Calera, Alabama, and which point is the center of a brick wall and the point of beginning; thence south, 89 deg. west, along the center of said wall and an extension thereof 133 feet to the east line of an alley; thence north, 1 deg. west, along said alley 24 feet and 1 inch; thence north, 89 degrees east, to the center of a brick wall and thence along the center of said wall a distance of 133 feet to the west line of 12th Street; thence South along the West line of said street 24 feet and 1 inch to the point of beginning, being situated in the Town of Calera, Shelby County, Alabama.

Subject to an easement for a drain pipe described in deed ^{from} Julius B. Cooper dated April 25, 1930, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 93, page 62.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we Are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 19th day of Sept, 1972.

Witness

Sidney M. Bird, Sr. (Seal)
Sidney M. Bird, Sr.

Witness

Mavoureen Bird (Seal)
Mavoureen Bird

STATE OF ALABAMA

SHELBY COUNTY

I, Martha A. Joiner, a Notary Public in and for said County, in said State, hereby certify that Sidney B. Bird, Sr. and wife, Mavoureen Bird, 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 19 day of Sept, 1972.

Martha A. Joiner
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JUN 20 AM 9:57
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Consul M. Bird
JUDGE OF PROBATE

Said real estate mortgage referred to for \$39,500.00 has been replaced by a later mortgage for \$29,500.00.