

STATE OF ALABAMA)
SHELBY COUNTY)

616

KNOW ALL MEN BY THESE PRESENTS That for and in consideration of the sum of Six Thousand Fifty Six and 36/100 Dollars cash in hand paid to the undersigned grantors by James D. Seaman, the receipt whereof hereby is acknowledged, and the further considerations hereinafter set forth, we, the undersigned grantors, Eugene A. Blankenship and wife, Margie P. Blankenship, have this day bargained and sold, and by these presents do hereby grant, bargain, sell, and convey unto James D. Seaman the following described tract or parcel of land, lying and being situated in Shelby County, Alabama, and more particularly bounded and described as follows:

Lot Number Fourteen (14), in Block Number Three (3), according to the map and survey of Arden Subdivision of the Town of Montevallo, Alabama, as recorded in Map Book 3, at page 64, in the office of the Judge of Probate of Shelby County, Alabama; subject to existing easements, exceptions, reservations, releases, restrictions, and covenants of record.

As part of the consideration for this conveyance the grantee herein does hereby assume and agree to pay the balance due on that certain mortgage executed by Jack D. House and Gloria N. House to Liberty National Life Insurance Company, as recorded in Volume 310, Mortgage Records, at page 881, in the office of the Judge of Probate of Shelby County, Alabama, being in the principal balance of \$17,443.64.

Grantee also agrees to execute and deliver to grantors contemporaneously herewith a second mortgage in the sum of \$6500.00, payable at the rate of \$125.67 per month, commencing December 1, 1974, with interest at the rate of six percentum per annum.

TO HAVE AND TO HOLD the said tract or parcel of land unto the said James D. Seaman, his heirs and assigns, in fee forever. And for the considerations aforesaid we do, for ourselves, our heirs, executors and administrators, successors and assigns, covenant to and with the said James D. Seaman, his heirs and assigns, that we are lawfully seized and possessed of said tract or parcel of land, that the same is free of all encumbrances and adverse claims except as hereinabove indicated, that we have a good and lawful right to sell and convey the same as aforesaid, and that we will forever warrant and defend the same unto the said James D. Seaman, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 31st day of October, 1974.

19741101000053260 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/01/1974 01:00:00 AM FILED/CERT

Eugene A. Blankenship (SEAL)
Margie P. Blankenship (SEAL)

STATE OF ALABAMA)
SHELBY COUNTY)

I, _____, a Notary Public in and for said State and County, hereby certify that Eugene A. Blankenship and wife, Margie P. Blankenship, 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 of office this 31st day of October, 1974.

Jane Bryant Roberts
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 NOV - 1 PM 3:47

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE

BOOK 289 PAGE 456