[redacted]

This instrument was prepared by:

JOHNSON & HILL ATTORNEY'S AT LAW

P. O. Box 325 Pelham, Alabama 35124

T[redacted]eed was prepared from i[redacted]mation provided by the Grantors herein. There is no guarantee as to the accuracy of the legal description.

3787

only 353-434

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand Dollars ($30,000.00); Six thousand of which the Grantor hereby as a gift releases to the Grantees in equal shares and the remaining twenty-four thousand to be secured by a promissory note and mortgage on the property herein conveyed.
to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Mrs. Rebecca Louise Ruffin Nash, a widow,(herein referred to as Grantor) do grant, bargain, sell and convey unto Margaret M. Montgomery and Margaret Ann Montgomery 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:

A part of the NE¼ of the NE¼ of Section 2 Township 21 South Range 3 West, described as follows: Begin at the NE corner of said Section #2 and run Westerly along North boundary line for865.28 feet more or less to point of intersection of said line with East right of way line of the L&N Railroad; thence turn an angle of 83 deg. 04' to left and run Southerly along to the East right of way line of the L&N Railroad for 423.59 feet to the point of beginning of tract herein described; thence turn an angle of 89 deg. 26' 45" to left and run Easterly to and along the North wall of a building owned by T. R. Nash and occupied by the Alabama Power Co. for 97.08 feet more or less to West Right of Way Line of U. S. Highway 31 South Rightway; thence turn an angle of 90 deg. 00' to right and run Southerly along the West right of way line of U. S. Highway for 49.50 feet to SE corner of a building owned by T. R. Nash; thence turn an angle of 90 degrees))' to the right and run Westerly along South Wall of Drug Store Building and along an extension from said wall for 96.8 feet more or less to East right of way line of the L&N Railroad; thence turn an angle of 89 deg. 28' 45" to right and run Northerly along East right of way of the L&N Railroad for 49.50 feet to Point of Beginning. All located in Shelby County, Alabama.

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.

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And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns and I am lawfully seized in fee simple of said premises: that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and admisistrators 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, I have hereunto set my hand and seal, this 27 day of January, 1976.

WITNESS:

_____

_____

Mrs Rebecca Louise Ruffin Nash
Mrs. Rebecca Louise Ruffin Nash,
GRANTOR

STATE OF ALABAMA
SHELBY COUNTY
I, William R. Hill, Jr., a Notary Public in and for said County, in said State hereby certify that Rebecca Louise Ruffin Nash 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 executed the same voluntari on the day the same bears date.
Given under my hand and official seal this 27 TH day of JANUARY A.D., 1976.

William R Hill Jr

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Shelby Cnty Judge of Probate, AL
04/02/1976 11:01:00 AM FILED/CERT