#831

DEED

Value \$1500.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED AND NO/100 (\$100.00) Bollars to the undersigned grantors, A.G. Hopper and Mrs. Dana May Hopper, his wife in hand paid by James A. Nevin and Mattie Leight Nevin, his wife, and other valuable consideration, the receipt whereof is acknowledged, we, the said A.G. Hopper and Mrs. Dana May Hopper, his wife, do grant, bargain, sell and convey unto the said James A. Nevin and Mattie Leigh Nevin, his wife, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

10 acres off the south side of NE_4^1 of SW_4^1 ; 10 acres off the South side of NW_4^1 of SW_4^1 and 10 acres off the North side of SW_4^1 of SW_4^1 , all in Section 7, Township 19, Range 1 West; also all East of County road of south 10 acres of NE_4^1 of SE_4^1 , and all East of County road of the North 10 acres of SE_4^1 of SE_4^1 , all in Section 12, Township 19, Range 2 West, in Shelby County, Alabama, said land together comprising a tract of 36_2^1 acres more or less.

This property is purchased subject to the unpaid balance of that certain mortgage executed by A.G.

Hopper and wife, Mrs. Dana May Hopper, in the original amount of One Thousand Forty-five and no/100

Dollars (\$1,045.00) to George Huddleston, said mortgage representing the unpaid balance of the purchase price of the above property which it was conveyed by George Huddleston and wife, Bertha Huddleston to the grantors herein.

TO HAVE AND TO HOLD unto the said James A. Nevin and wife, Mattie Leigh Nevin, as joint, tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint livest of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple small pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators envenant 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, except the above mortgage and taxes for the year 1948. 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 seal this 15th day of November, 1947.

A.G. Hopper

(SEAL)

Deana May Hopper

(SEAL)

STATE OF ALABAMA

JEFFERS CN COUNTY

I, Wm. B. Todd, a Notary Public in and for said County, in said State, hereby certify that A.G. Hopper and wife, Mrs. Dana May Hopper, 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.

Green under my hand and official seal this 15 day of November, 1947.

Wm. B. Todd Notary Public, Jefferson County, Alabama, State at Large

NOTARIAL SEAL My commission expires Oct 11, 1950.

STATE OF ALABAMA

JEFFERSON COUNTY

I, Wm. B. Todd, a Notary Public in and for said County, in said State, hereby certify that on the 15 day of November, 1947, came before me the within named Mrs. Dana May Hopper, known to me (or made known to me) to be the wife of the within named A.G. Hopper, 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

account, and without fear, constraints, or threats on the part of the husband.

diver under my hand and official seal this 15 day of November, 1947.

My commission Expires Oct 11, 1950 NOTARIAL SEAL Wm. B. Todd Notary Public State at Large

Filed in the office of the Probate Judge the 24th day of November, 1947 at 11 o'clock A.M. and recorded in the Deed Record 131 on page 55 on this the 11th day of December, 1947.

L.C. Walker,

Judge of Probate

STATE OF ALABAGEA
SHELBY COUNTY
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Dan bean paid on the within
tentrument as required by
Ist.
L. C. WALKEN,
JUDGE OF PROMETO

