3545

DEED

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twelve Hundred Fifty and no/100 Dollars and the execution of a purchase money mortgage in the sum of \$2250.00 to the undersigned grantor Mary F. LeGrand in hand paid by C.E. Bolton and Minnie Belle Bolton the receipt whereof is acknowledged we the said Mary F. LeGrand and husband, B.G. LeGrand do grant, bargain, sell and convey unto the said C.E. Bolton and Minnie Belle Bolton, husband and wife, as joint tenants, with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

The East one-half of the Southwest Quarter of Section 23, Township 17, South of Range 1 East, minerals and mining rights excepted. Also the NW^1_{π} of the NW^1_{π} of Section 26, Township 17, South of Range 1 East, and

The West one-half of the $SW_{\pi}^{\frac{1}{2}}$ of Section 23, Township 17, Range 1 East in Shelby County, Alabama, minerals and mining rights excepted.

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 temminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall 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, 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, Except 1948 taxes that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administratrors 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 day of May, 1948.

Mary F. LeGrand (Seal)

B.G. LeGrand

(Seal)

JEFFERSON COUNTY

STATE OF ALABAMA

I, Wm. H. Taylor, a Notary Public in and for said County, in said State, hereby certify that Mary F. LeGrand, and husband B.G. LeGrand 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 25th day of May, 1948.

Wm. H. Taylor
Notary Public
My commission Expires April 3, 1951.
NOTARIAL Seal

STATE OF ALABAMA

JEFFERSON COUNTY

I, Wm. H. Taylor, a Notary Public in and for said County, in said State, hereby certify that on the 25th day of May, 1948, came before me the within named Mary F. LeGrand, known to me (or made known to me), tobe the wife of the within named B.G. LeGrand, 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 accord, and without fear, constraints or threats on the part of the husband.

Given under my hand and official seal this 25th day of May, 1948.

Wm. H. Taylor
My commission expires April 3, 1951.
Notary Public Seal.

Filed in the office of the Probate Judge the 28th day of May, 1948 at 8 o'clock A.M. and recorded in the Deed Record 134 on page 157 on this the 1st day of June, 1948.

STA COUNTY

SHELEY COUNTY

Privilege Tax

has been raid on the

in instrument as required by law.

L. C. WALKER,

JUDGE OF PROBATE

STAIL OF ALADAMA
STAIL OF ALADAMA
SHELEY COUNTY L.C. Walker,

Privilege Tax
has been paid on the within instrument as required
by law.

L C. WALKER,

JUDGE OF PROBATE

Judge of Probate

A. T.