

4

\$6.60 FEDERAL STAMPS CONCELED ON THIS DEED

Value \$6000.00

168

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Thousand Dollars and other good and valuable consideration and the assumption by the grantee of that certain mortgage dated June 12, 1946 from Samuel R. Bower and Mary S. Bower to Home Federal Savings and Loan Association recorded in Mortgage Book 197 page 567 in the Probate Office of Shelby County, Alabama.

to the undersigned grantor Samuel R. Bower and wife, Mary S. Bower in hand paid by J.W. Sims and Annie M. Sims the receipt whereof is acknowledged we the said Samuel R. Bower and wife, Mary S. Bower do grant, bargain, sell and convey unto the said J.W. Sims and Annie M. Sims as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama.

Begin at a point 4 feet east of the southwest corner of Section 21, Township 22, Range 2 West and run thence north, 86 degrees and 28 minutes east along the base line of distance of 797.6 feet to an iron corner; run thence north, 0 degrees and 30 minutes west, 208 feet to an iron stob; run thence north, 89 degrees west, 68.7 feet to an iron stob; run thence north, 12 degrees and 15 minutes west, a distance of 706.7 feet to an iron stob on the south right of way line of the Calera and Montevallo Highway, being Highway No. 25; run thence south 63, degrees and 15 minutes west, a distance of 794.8 feet along the south margin of the right of way of said Highway No. 25 to an iron stob; run thence south 27 degrees east, along the middle of a ditch, a distance of 288.6 feet; thence run south, 2 degrees east along the middle of the ditch, a distance of 335.4 feet to the point of beginning, and containing 12.94 acres, more or less, and being part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, and a part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 22, Range 2 West, and all heretofore known as the Hannah Oliver Home Place at Calera, Alabama.

It being understood and agreed that the warrantys in this deed are made subject to that certain mortgage mentioned herein and recorded in Mortgage 197, Page 567 in the Probate office of Shelby County Alabama.

TO HAVE AND TO HOLD Unto the said J.W. Sims and Annie M. Sims, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties of this conveyance, that (unless the joint tenancy hereby created in is survered or terminated 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 no 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.

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 seals, this 8th day of October, 1948.

Samuel R. Bower (SEAL)

Mary S. Bower (SEAL)

STATE OF ALABAMA

SHELBY COUNTY

I, Karl C. Harrison, a Notary Public in and for said County, in said State, hereby certify that Samuel R. Bower and wife, Mary S. Bower whose names are signed to the foregoing conveyance, and who are know 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 8th day of October, 1948.

Karl C. Harrison,
(SEAL)
Notary Public for State of Ala. at large

STATE OF ALABAMA

SHELBY COUNTY

I, Karl C. Harrison a Notary Public in and for said County, in said State hereby certify that on the 8th day of October, 1948 came before me the within named Mary S. Bower known to me (or made known to me) to be the wife of the within named Samuel R. Bower 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 8th day of October, 1948.

Karl C. Harrison,
(SEAL)
Notary Public for State of Ala. at large

Filed in the office of the Probate Judge on the 13th day of October, 1948 at 1 o'clock P.M. and recorded

in the Deed Record 136 on page 4 on this the 18th day of October, 1948.

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 6.00 Privilege Tax
has been paid on the within
instrument as required
by law.

L.C. Walker,
Judge of Probate

L. C. WALKER,
JUDGE OF PROBATE