#140

Dp. 1,000 $3.30 Federal Stamps Cancelled on this deed.

19723 ROBERTS & SON, BIRMINGHAM

Bal 2,000 See Mtg. bk. 199, page 271

Edwin T. Smith
TO
G. Chevalier And Annie W. Chevalier

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of One Hundred ($100.00) Dollars and other valuable considerations DOLLARS to the undersigned grantor Edwin T. Smith in hand paid by G. Chevalier and Annie Willette Chevalier the receipt whereof is acknowledged we the said Edwin T. Smith and Mary K. Smith, his wife do grant, bargain, sell and convey unto the said G. Chevalier and Annie Willetta Chevalier the following described real estate, to-wit: All that part of the SE¼ of the SW¼ of Section 13, Township 22, Range 2, West, situated and lying south of the old Selma and Shelby Iron Works public road.

All that part of the NE¼ of NW¼ of Section 24, Township 22, Range 2 West, lying north of the right-of way of the Alabama Minderal Railroad Company.

Also all that part of the SW¼ of SW¼ of Section 13, Township 22, Range 2, West, lying east of the center of the present channel of Rum Creek and north of the old Selma and Shelby Iron Works public road.

Also all that part of the SE¼ of SW¼ of Section 13, township 22, Range 2, West, lying north of the old Selma and Shelby Iron Works public road and described as follows: Beginning at the point of intersection of said public road with the west line of the SE¼ of SW¼ of Section 12, Township 22, Range 2, West, and run thence east, along the north margin of said road, 110 yards, thence north 200 yards, more or less to the North line of said forty; thence west, along the North line of said forty, to the Northwest corner thereof, thence south, along the West line of said forty to the point of beginning. All sit ated in Shelby County, Alabama.

Warranted except balance of the indebtedness secured by that certain mortgage executed by Edwin T. Smith and Mary K. Smith to C.E. Leonard, Recorded in Volume 199 page 271, record of Mortgages in the office of the Judge of Probate of Shelby County, Ala. which the grantees herein assume and agree to pay.

situated in Shelby County, Alabama.

To Have and to Hold, To the said G. Chevalier and Annie Willette Chevalier 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 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.

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein noted 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 hand s and seal s, this 12 day of September, 1949.

Witnesses:
Edmond Leonard,

Edwin T. Smith (Seal)
Mary K. Smith (Seal)
(Seal)
(Seal)
(Seal)

THE STATE OF ALABAMA, SHELBY COUNTY

I, Edmund Leonard, a Notary Public, a in and for said County, in said State, hereby certify that Edwin T. Smith and wife Mary K. Smith whose name s 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 this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand, this 12 day of September, A. D., 1949.

Edmund Leonard,
Notary Public,

THE STATE OF ALABAMA, SHELBY COUNTY

I, a in and for said County, in said State, hereby certify that , a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that , the Grantor voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the Grantor , and of the other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand and seal, this day of A. D., 19

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
$ 1.00 Privilege Tax
has been paid on the within instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY

I, Edmund Leonard, a Notary Public, a in and for said County, in said State, do hereby certify that on the 12 day of September, 1949., 19 , came before me the within named Mary K. Smith known to me (or made known to me), to be the wife of the within named Edwin T. Smith, who, being examined separate and apart from the husband, touching her signature to the within , acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand, this 12 day of Sept., A. D., 1949.

Edmund Leonard,

THE STATE OF ALABAMA, SHELBY COUNTY

I, L. C. WALKER, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the 17th day of September, 1949, and was recorded in Volume 137, Record of Deeds, Page 493 on the 12th day of October. 1949

Recording Fee, $ L.C. Walker, Judge of Probate