

(\$.55 Federal Stamps Cancelled on this Deed)

Value \$200.00

DEED

STATE OF ALABAMA

JEFFERSON COUNTY

15/10/

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred and No/100 Dollars and other good and valuable considerations to the undersigned grantor Jack Dennis in hand paid by Stanley S. Swiney and wife Blanche C. Swiney the receipt whereof is acknowledged we the said Jack Dennis and wife Ruby F. Dennis do grant, bargain, sell and convey unto the said Stanley S. Swiney and wife Blanche C. Swiney as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of 20 and 3/4 (Twenty and three-fourths) acres more or less situated in NW $\frac{1}{4}$ of Section 25, Township 19, Range 1 West, described as beginning at a point on the North and South center line of said NW $\frac{1}{4}$ 605 feet south of the center of said NW $\frac{1}{4}$, run thence East at a right angle 330 feet, thence North at a right angle 1470 feet to the center line of the Florida Short Route Highway, thence Southwesterly along such center line of highway 672 feet, thence South 1270 feet thence East at a right angle 330 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said Stanley S. Swiney and wife Blanche C. Swiney 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.

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 taxes for 1949, 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 6th day of June, 1949.

Jack Dennis

(SEAL)

Mrs. Ruby F. Dennis

(SEAL)

STATE OF ALABAMA

JEFFERSON COUNTY

I, James B. Davis, a Notary Public in and for said County, in said State, hereby certify that Jack Dennis and Ruby F. Dennis 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 6th day of June, 1949.

James B. Davis, as Notary Public

My commission expires May 13, 1953.

STATE OF ALABAMA

JEFFERSON COUNTY

I, James B. Davis, a Notary Public in and for said County, in said State, do hereby certify that on the 6th day of June, 1949, came before me the within named Ruby F. Dennis known to me to be the wife of the within named Jack Dennis, 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 the 6th day of June, 1949.

James B. Davis, as Notary Public

My com. Expires May 13, 1953.

NOTARIAL SEAL

Filed in the office of the Probate Judge the 1st day of October, 1949 at 10 o'clock A.M. and recorded in the Deed Record 139 on page 304 on this the 21st day of October, 1949.

STATE OF ALABAMA L.C. Walker,

Judge of Probate

✓ \$.50
I, L.C. Walker, Judge of Probate
in Jefferson County, Alabama
by law.
L.C. WALKER,
JUDGE OF PROBATE