

Value \$300.00

358

No Federal Stamps cancelled on this deed.

19728 - ROBERTS & SON, BIRMINGHAM

ONE Nina A. Templin and N.N. Templin, Sr.

THE STATE OF ALABAMA }
SHELBY COUNTY }

TO

Nina A. Templin and N.N. Templin Sr.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of One Dollar and Love and Affection

DOLLARS

to the undersigned grantor s Nina A. Templin and N.N. Templin, Sr.

in hand paid by Nina A. Templin and N.N. Templin, Sr.

the receipt whereof is acknowledged we the said Nina A. Templin, and N.N. Templin, Sr. and wife and husband.

do grant, bargain, sell and convey unto the said Nina A. Templin, and N.N. Templin, Sr.

the following described real estate, to-wit: Begin at the NE corner of the NE 1/4 of SE 1/4 of Section 31, Township 18, Range one West, and run South 88 degrees and 20 minutes West 272 feet for a point of beginning; thence run South 88 degrees and 20 minutes West 266 feet, thence South two degrees and 45 minutes East 1289.6 feet, thence North 87 degrees and 15 minutes East 266 feet, thence North two degrees and 45 minutes West 1284.6 feet to point of beginning. Also an easement for use as a road, right of way, or passage way over the South 25 feet of the NE 1/4 of SE 1/4 of Section 31, Township 18, Range One West, which said easement was heretofore vacated by the adjoining property owners on the 26th day of January, 1949 and which is now owned by the grantors herein.

Also the following described property; Commence at the NE Corner of the SE 1/4 of the SE 1/4 of Section 31, Township 18, Range 1 West, Thence run 532 feet West along the North line of said SE 1/4 of SE 1/4 of Section 31, Township 18, Range One West, thence run south to the North right of way line of the present U. S. Highway # 91. thence run east 266 feet along the North right of way line of said U.S. Highway #91, thence run North to the North line of the SE 1/4 of the SE 1/4 of Section 31, township 18, Range 1 West, thence run West 266 feet along the North line of said SE 1/4 of SE 1/4 of Section 31, Township 18, Range One, West to the point of beginning, situated in Shelby County, Alabama.

To Have and to Hold, To the said Nina A. Templin and N.N. Templin, Sr. 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

And we do, for ourselves and for our heirs, executors and administrators, common.

covenant with the said we are 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 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 21st day of

October, 1949.

Witnesses:

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that \$50.00 Privilege Tax has been paid on the within instrument as required

Nina A. Templin (Seal)
N.N. Templin Sr. (Seal)

THE STATE OF ALABAMA, SHELBY COUNTY
I, Malcolm L. Wheeler, a Notary Public,

a in and for said County, in said State, hereby certify that

Nina A. Templin and N.N. Templin Sr., husband and wife, 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 21st day of October, A. D., 1949.

Malcolm L. Wheeler, Notary Public,

THE STATE OF ALABAMA, SHELBY COUNTY

I, in and for said County, in said State, hereby certify that

a, 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

THE STATE OF ALABAMA, SHELBY COUNTY

I, Malcolm L. Wheeler, a Notary Public,

a in and for said County, in said State, do hereby

certify that on the 21st day of October, 1949, came before me the within named Nina A. Templin, known to me (or made known to me), to be the wife of the within named N.N. Templin, Sr. 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, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand, this 21st day of October, A. D., 1949.

Malcolm L. Wheeler, Notary Public,

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 22nd day of October, 1949, and was recorded in Volume 137, Record of Deeds, Page 562 on the 11th day of November, 1949.

Recording Fee, \$ 1.25 L.C. Walker, Judge of Probate