

2621

Value \$8500.00

\$9.35 Federal Stamps cancelled on this deed

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-eight hundred fifty dollars and other valuable considerations to the undersigned grantor John H. Denham in hand paid by Henry J. Yeackle, Jr. and wife, Marian T. Yeackle the receipt whereof is acknowledged we the said John H. Denham and wife, Mary B. Denham do grant, bargain, sell and convey unto the said Henry J. Yeackle, Jr. and wife, Marian T. Yeackle and as joint tenants, with right of survivorship, the following described real estate and personal property situated in Shelby County, Alabama to wit:

All of that part of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 28, Township 21 South, Range 3 West, lying East of the right of way of the Montevallo-Elyton public road containing 60 acres, less right of way to Cahaba Coal Mining Company recorded in Deed Book 12, on page 64, in the office of the Judge of Probate of Shelby County, Alabama, dated June 14, 1889 and transmission line permit dated March 12, 1935 to Alabama Power Company, recorded in Deed Book 98 on page 260 in the office of the Judge of Probate of Shelby County, Alabama. Together with the following personal property now on said premises: 1 automatic electric water system, 1 electric hot water heater, 1 oil storage tank, 2 oil floor furnaces, all Venetian blinds now on the property, 2 automatic electric watering troughs for poultry, all fruit trees, fencing and shrubbery.

The Grantee assumes and agrees to pay the taxes for the current 1950 tax year ending September 30, 1950.

TO HAVE AND TO HOLD unto the said Henry J. Yeackle, Jr. and wife, Marian T. Yeackle 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 as specifically set out herein;

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 11th day of February

John H. Denham (SEAL)

Mary B. Denham (SEAL)

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 2.50 Privilege Tax
has been paid on the within
instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

STATE OF ALABAMA,
SHELBY COUNTY,

I, R. A. Jemison a Notary Public in and for said County, in said State, hereby certify that John H. Denham and wife, Mary B. Denham 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 11th day of February.

R. A. Jemison, Notary Public,

STATE OF ALABAMA,
SHELBY COUNTY.

I, R. A. Jemison a Notary Public in and for said County in said State hereby certify that on the 11th day of February, came before me the within named Mary B. Denham known to me to (or made known to me) to be the wife of the within named John H. Denham 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 11th day of February.

R. A. Jemison Notary Public,

Filed in the office of the Judge of Probate on the 15th day of Feb. 1950, at 8 A.M. and recorded in deed record 141 page 286 on this the 16th day of Feb. 1950.

L.C. Walker, Judge of Probate.