4196

DEED

STATE OF ALABAMA SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seven Thousand and no/100 (\$7,000.00)

Dollars to the undersigned grantors in hand paid by B.L. Skelton and Mary Nell Skelton the receipt

whereof is acknowledged we the said J.B. Letson and wife, Jeanne Letson, Eunice Killcrease and husband,

Mack Killcrease, Neilmore Letson and wife, Evelyn Letson, Vivian Letson Fower, a widow, J. W. Letson, Jr.

and wife, Sara Letson, Perry Letson and wife, Katheryne H. Letson, A.B. Letson and wife, Frances Letson,

Elsie Mankin and husband C.W. Mankin, and Jean Carriger and husband, R.W. Carriger, being the sole heirs at

law of Eugenia B. Letson, do grant, bargain, sell and convey unto the said B. L. Skelton and Mary Nell

Skelton as joint tenants, with right of survivorship, the following described real estate, situated in Shelby

County, Alabama, to-wit:

A lot situated in the Northeast quarter of the Northwest quarter of Section 25, Township 21, Range 1 West, more particularly described as follows:

Begin at a point on the West margin of Arlington Street which point is the Northeast corner of Lot 3 of Block B as laid off in the map of College Park in the Town of Columbiana, Shelby County, Alabama, as the same appears of record in the Office of the Judge of Probate of said County, and go thence in a Northerly direction along the West margin of Arlington Street a distance of 430 feet, more or less, to the point of intersection of the West margin of Arlington Street and the South margin of East College Street; go thence in a Westerly direction along the South margin of East College Street a distance of 162 feet, more or less, to the Northeast corner of the lot now owned by P.B. Shaw which point is 100 feet distant along said South margin of East College Street from the Northeast corner of the Shelby County High School property; go there in a Southerly direction along the East line of the said P.B. Shaw lot which line is parallel to the East line of said Shelby County High School property a distance of 386 feet, more or less, to a point on the North line of Lot 3 of the aforementioned Block B; go thence in a Easterly direction along the said North line of the aforementioned Lot 3 of Block B a distance of 110 feet to the point of beginning.

There is excepted or reserved from this conveyance the following:

The strip of land 20 feet in width fronting on Arlington Street and extending in a Westerly direction of uniform width across the South end of the lot herein conveyed, which strip of land has previously been dedicated for a street or alley by the terms stated in a deed from Eugenia Letson to Lovania Gordon as the same appears in deed book 109 at page 488 in the office of the Judge of Probate of Shelby County, Alabama; also,

That part of said property upon which a sidewalk is now located on and along the North side of said property which has previously been dedicated for public use in accordance with the terms contained in a deed from W.M. Polk and wife Sally Polk to J.W. Letson as the same appears of record in deed book 85 at page 395 in the Office of the Judge of Probate of Shelby County; also A pipe line easement heretofore granted by W.M. Polk and wife, Sally Polk to Shelby County as the same appears of record in deed book 54 at page 545 in the office of the Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said B. L. Skelton and Mary Nell Skelton asjoint 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 servered 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 sail 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, and caused this deed to be executed in our names and in our behalf, and as our acts, by J.B. Letson, as our Attorney-in-fact on this the 5th day of August, 1950.

J.B. Letson (SEAL)

Jeanne Letson (SEAL)

Eunice Killcrease (SEAL)
By J.B. Letson as her attorney-in-fact

Mack Killcrease (SEAL)
By J.B. Letson as his attorney-in-fact

Nailmore Letson, by J.B (SEAL)
By J.B. Letson as his attorney-in-fact

Evelyn Letson (SEAL)
By J.B. Letson as her attorney-in-fact

Vivian Letson Fowler (SEAL)
By J.B. Letson as her attorney-in-fact

J.W. Letson, Jr.

By J.B. Letson as his attorney-in-fact

Sara Letson (SEAL)
By J.B. Letson as her attorney-in-fact

Perry Letson (SEAL)
By J.B. Letson as his attorney in-fact

Katheryne H. Letson (SEAL)
By J.B. Letson as her attorney in-fact

A.B. Letson (SEAL) By J.B. Letson as his attorney-in-fact

Frances Letson (SEAL)
By J.B. Letson as her attorney-in-fact

Elsie Mankin

By J.B. Letson as her attorney-in-fact

C.W. Mankin

By J.B. Letson as his attorney-in-fact

Jean Carriger (SEAL)
By J.B. Letson as her attorney-in-fact

R.W. Carriger (SEAL)
By J.B. Letson as his attorney-in-fact

STATE OF ALABAMA

SHELBY COUNTY

I, Conrad M. Fowler, a Notary Public in and for said County, in said State, hereby certify that J.B. Letson and wife, Jean Letson, 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 seal of office this the 5 day of August, 1950.

Conrad M. Fowler

Notary Public

NOTARIAL SEAL

THE STATE OF ALABAMA
SHELBY COUNTY

I, Conrad M. Fowler, a Notary Public in and for said County, in said State, hereby certify that on the 5 day of August, 1950, came before me the within named Jean Letson known to me to be the wife of the within named J.B. Letson 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, constraint, or threats on the part of the husband.

Given under my hand and seal of office this the 5 day of August, 1950.

Conrad M. Fowler Notary Public NOTARIAL SEAL

STATE OF ALABAMA

SHELBY COUNTY

I, Conrad M. Fowler, a Notary Public in and for said County, in said State hereby certify that J.B. Letson whose name as attorney-bn-fact for Eunice Killcrease, Mack Killcrease, Neilmore Letson, Evelyn Letson, Vivian Letson Fowler, J.W. Letson, Jr., Sara Letson, Perry Letson, Katherine H. Letson, A.B. Letson, Frances Letson, Elsie Mankin, C. W. Mankin, Jean Carriger and R.W. Carriger, is signed to the foregoing conveyance and who is known to me acknowledged before me on this day that being informed of the contents of this conveyance he executed the same voluntarily on the day the same bears date as attorney-in-fact for and in the name of and in behalf of Eunice Killcrease, Mack Killcrease, Neilmore Letson, Evelyn Letson, Vivian Letson Fowler, J.W. Letson, Jr., Sara Letson, Perry Letson, Katherine H. Letson, A.B. Letson, Frances Letson, Elsie Mankin, C.W. Mankin, Jean Carriger and R.W. Carriger.

Given under my hand this the 5 day of August, 1950.

Conrad M. Fowler

Notary Public

NOTARIAL SEAL

Filed in the office of the Probate Judge the 7th day of August, 1950 at 8 o'clock A.M. and recorded in Deed Record 142 on page 353 on this the 8th day of August, 1950.

STATE OF ALABAMA L.C. Walker SHELBY COUNTY

SHELDI Coilify that

has be it raid on the intered in instrument as required by law.

L. C. WALKER, INDGE OF PROBATE

Judge of Probate