

DEED

#169
\$4.95 Federal Stamps cancelled on this Deed

STATE OF ALABAMA

Value \$4500.00

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Thousand and No/100 (\$1,000.00) Dollars and other valuable considerations, to the undersigned grantors Robert Watson and wife, Rubie R. Watson in hand paid by Carl A. Edfeldt and wife, Carolyn Baker Edfeldt the receipt whereof is acknowledged we the said Robert Watson and wife, Rubie R. Watson do grant, bargain, sell and convey unto the said Carl A. Edfeldt and wife, Carolyn Baker Edfeldt, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

All of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 2, Township 22, Range 3 West, in Shelby County, Alabama, lying south of Moore's Spring Branch, and West of the Montevallo and Ashville Public Road as the same is now located, more particularly described as follows: Begin on the South line of said quarter-quarter section at a point 300 feet West of the SE corner of said quarter-quarter section and which beginning point is on the West line of the Highway above named, run thence West along the south line of said quarter-quarter section section/1014.1 feet to the southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 2, run thence North 3 degrees 30 minutes west 1220.9 feet to Moore's Spring Branch, thence Northeasterly along said Spring Branch following the meanderings thereof to the West side of said Montevallo and Ashville Public Road as the same is now located, thence in a southerly direction along the West line of said Highway 1505.4 feet, more or less, to point of beginning, it being the intention of this conveyance to convey all property described and conveyed in deed by which grantors acquired the property herein described and hereby conveyed, said deed being of record in the Probate Office of Shelby County, Alabama, in Deed Book 137, page 275.

This conveyance is made subject to that certain mortgage to First Federal Savings and Loan Association of Alabama, recorded in Mortgage Record 208, page 409, in the Probate Office of Shelby County, Alabama, with balance due of \$4,631.26 as of Oct. 1, 1950, which the grantees, as part of the consideration for this conveyance, hereby assume and agree to pay.

TO HAVE AND TO HOLD Unto the said Carl A. Edfeldt and wife, Carolyn Baker Edfeldt 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 mortgage assumed above; that we have a good right to sell and convey the same are 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, except taxes for 1951.

In Witness Whereof, we have hereunto set our hands and seal, this 11th day of October, 1950.

Robert Watson (Seal)

Rubie R. Watson (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Newton S. Chamblee, a Notary Public in and for said County, in said State, hereby certify that Robert Watson and wife, Rubie R. Watson 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 October, 1950.

Seal

Newton S. Chamblee, as Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, Newton S. Chamblee, a Notary Public in and for said County, in said State, do hereby certify that

on the 11th day of October, 1950, came before me the within named Rubie R. Watson known to me to be the wife of the within named Robert Watson 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, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 11th day of October, 1950.

Seal

Newton S. Chamblee, as Notary Public

Filed in the office of the Probate Judge on the 17 day of October, 1950 at 11:00 A.M. and recorded in Deed Record 143 on page 43 this the 26 day of October, 1950.

STATE OF ALABAMA
SHELBY COUNTY

L.C. Walker, Judge of Probate

I hereby certify that
\$14.50 Privilege Tax
has been paid on the within
instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE
