

#1262

DEED \$1.10 Federal Stamps cancelled on this Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six hundred and No/100 Dollars to the undersigned grantor, P.N. Scoginin hand paid by Wilburn F. Fochtman, and wife, Frances L. Fochtman the receipt whereof is acknowledged we the said P.N. Scogin and wife, Nellie C. Scogin, do grant, bargain, sell and convey unto the said Wilburn F. Fochtman and wife, Frances L. Fochtman, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

All that part of Lot 14 in Block 2 in the town of Wilton formerly called Birmingham Junction (according to a survey of said Birmingham Junction made by J.E. Bozeman C E for Joseph Hardie, and which map is recorded in deed book 14, page 239 in the Probate Office, of Shelby County, Alabama, which lies west of northwest of a certain lot known as the Amos Lucas lot, which was conveyed to said Amos Lucas by said M. Della Latham by deed dated July 25, 1919 and recorded in deed book 66, page 169, and which said part hereby conveyed is further particularly described as follows: Beginning on the south line of said lot 14 at the SW corner of said Amos Lucas Lot which point is 200 feet more or less from the SE corner of said lot 14, running thence NE along the NW line of said Amos Lucas lot to the line between said lot 14, and lot 15 (the said last mentioned line if projected straight in the same direction would strike the line between lots 15 and 16, 42 feet north west of the NE corner of said Lot 15, measuring along said last mentioned line) from said point on the line between said lots 14 and 15 run NW along said last mentioned line to the northermost corner of said lot 14, thence south west along the NW line of said lot 14 to the SW corner thereof 219 feet, thence east along the south line of said lot 14 being the North side of the old Montevallo and Centerville road to the point of beginning.

TO HAVE AND TO HOLD UNTO the said Wilburn F. Fochtman, and wife, France L. Fochtman, 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 grantee, 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 this 23rd day of July, 1947.

P.N. Scogin (Seal)
Nellie C. Scogin (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, L.J. Clark, a Notary Public in and for said County, in said State, hereby certify that P.N. Scogin and wife, Nellie C. Scogin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date 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 23rd day of July, 1947.

SEAL

L.J. Clark, Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, L.C. Clark, a Notary Public in and for said County in said State, hereby certify that on the 23rd day July, 1947, came before me the within named Nellie C. Scogin, known to me (or made known to me) to be the wife of the within named P.N. Scogin, 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 23rd day of July, 1947.

L.J. Clark, Notary Public

SEAL

Filed in the office of the Probate Judge on the 2 day of January, 1951, at 11:00 A.M. and recorded in Deed

Record 143 on page 389 this the 13th day of January, 1951.

L.C. Walker

Judge of Probate

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$1.00 Privilege Tax
has been paid on the within
instrument as required
by law.

L. C. WALKER,
JUDGE OF PROBATE

