

3902

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STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eight Hundred and no/100 (\$800.00) DOLLARS to the undersigned grantors O. S. Benton and Maxie Benton, in hand paid by Emma Phillips and Bernice Phillips English, the receipt whereof is acknowledged we the said O. S. Benton and Maxie Benton do grant, bargain, sell and convey unto the said Emma Phillips and Bernice Phillips English, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at a point where the south line of the SE 1/4 of NW 1/4 of Section 34, Township 19, Range 2 East, intersects with the westerly line of the right of way of the Florida Short Route, sometimes known as U. S. Highway #91, and run northwesterly along said highway line 1847 feet to the beginning point; thence continue along said highway line in a northwesterly direction, 50 feet; thence run in a southwesterly direction, and perpendicular to said highway line, 150 feet; thence run in a southeasterly direction, and parallel with said highway line, 50 feet; thence run in a northeasterly direction, and perpendicular to said highway line, a distance of 150 feet to the point of beginning; all being in the W 1/2 of the NW 1/4 of Section 34, Township 19, Range 2 East.

TO HAVE AND TO HOLD Unto the said Emma Phillips and Bernice Phillips English, 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.

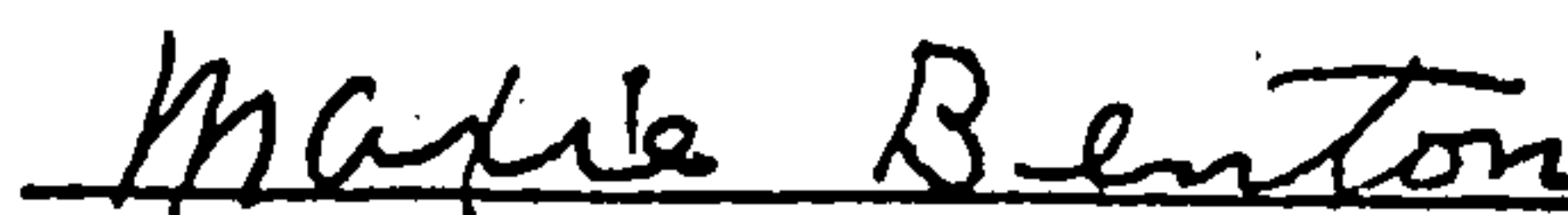
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; 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 the 10th day of July, 1951.



O. S. Benton

(SEAL)



Maxie Benton

(SEAL)

STATE OF ALABAMA,
SHELBY COUNTY.

I, Lilla Juzan, a Notary Public in and for said County, in said State, hereby certify that O. S. Benton and wife, Maxie Benton, 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 this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of July, 1951.

Lilla Juzan
Notary Public

STATE OF ALABAMA,
SHELBY COUNTY.

I, Lilla Juzan, a Notary Public in and for said County, in said State, hereby certify that on the 10th day of July, 1951, came before me the within named Maxie Benton, known to me (or made known to me), to be the wife of the within named O. S. Benton, 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 the 10th day of July, 1951.

Lilla Juzan
Notary Public