

3039

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of THREE HUNDRED AND NO/100 (\$300.00) DOLLARS

to the undersigned grantors John Thomas Wallace and wife, Annie E. Wallace

in hand paid by Leroy Roberson and wife, Myrtle Ruth Roberson

the receipt whereof is acknowledged we the said

John Thomas Wallace and Annie E. Wallace

do grant, bargain, sell and convey unto the said

Leroy Roberson and Myrtle Ruth Roberson

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

Shelby County, Alabama, to-wit:

A part of the northeast quarter of the northeast quarter ($NE\frac{1}{4}$ of $NE\frac{1}{4}$) of section thirty-one (31), township twenty (20), range two (2) east, more particularly described as follows: "Begin at the northeast corner of said forty acre tract, and run south 4 degrees and 15 minutes east, 87 feet, to the northern boundary of Highway Number 25; thence, run south, 61 degrees and 10 minutes west, along said boundary of said highway, 607 feet; thence, run north, 4 degrees and 15 minutes west, 347.7 feet, to the northern boundary of said forty acre tract; thence, run north 86 degrees and 30 minutes east, along said northern boundary, 552 feet, to the point of beginning".



TO HAVE AND TO HOLD Unto the said Leroy Roberson and Myrtle Ruth Roberson

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 seal,

this 30th day of April, 1952.

WITNESSES:

John Thomas Wallace (Seal.)

Annie E. Wallace (Seal.)

(Seal.)

(Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Sadie Bolton, a Notary Public in and for said County, in said State, hereby certify that John Thomas Wallace and wife, Annie E. Wallace 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 30th day of April 1952.

Sadie Bolton As Notary Public

State of

Filed in the office of the Probate Judge on the 3 day of May 1952 at 11:30 clock A M
and recorded in Deed Book 153 Page 32 this 12 day of May 1952
Deed Tax 50 Mortgage Tax — has been paid.

L.C. Walker, Judge of Probate