

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Hundred & no/100----- DOLLARS

to the undersigned grantor Jennie Denson, a widow

in hand paid by W. H. Crawford and Pearl B. Crawford

the receipt whereof is acknowledged I the said Jennie Denson

do grant, bargain, sell and convey unto the said W. H. Crawford and Pearl B Crawford
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A lot or parcel of land in Lot # 3 according to map of Calera drawn by South and North Railroad Company sub-division of land, and being more particularly described as follows:

Commence at the NW corner of Dunston's lot and run North on the East side of
Montgomery Avenue 134 feet, Thence East to the Western right of way line of
the Louisville & Nashville Railroad, thence South along the right of way of
said Railroad 134 feet, thence West to Montgomery Ave, the point of beginning.
Situated in the Town of Calera, Alabama.

Said property is more particularly or differently described as follows: Commencing at the intersection of the Eastern line of Montgomery-Avenue also known as 12th Street and being the Montgomery-Birmingham highway, with the South line of 9th Ave., - all according to Dunston's map of Calera, Alabama, and run thence North along the Eastern line of said highway 34 feet to point of beginning of lot herein conveyed and from said point of beginning, along the Eastern line of said highway $1^{\circ} 10'$ East 134 ft, Thence North $89^{\circ} 45'$ East 226 ft. to the Western right of way line of Louisville and Nashville Railroad, Thence South along Western right of way of said Railroad, South 5° West 134 ft, Thence South $89^{\circ} 45'$ West 235 ft to point of beginning. The lot herein conveyed is known as the Denson Lot in the Town of Calera.

The reference to Dunstan's map herein is in no wise acknowledges or admits the correctness of Dunstan's platting of the land herein conveyed, but used only for the purpose of getting a fuller and more detailed description. . .

TO HAVE AND TO HOLD Unto the said W. H. Crawford and Pearl B. Crawford

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 7th day of May, 1953.

WITNESSES:

James W. Alexander (Seal.)

... (Seal.)

... (Seal.)

... (Seal.)

