

4518

see mtg 228

State of Alabama

SHELBY County

BOOK 162 PAGE 51 page 480

Know All Men By These Presents,

That in consideration of One Hundred Dollars and other good and valuable consideration

to the undersigned grantor J. W. Roper and wife, Viola W. Roper

in hand paid by M. D. Muse and Jean S. Muse

the receipt whereof is acknowledged we the said J. W. Roper and wife, Viola W. Roper

do grant, bargain, sell and convey unto the said

M. D. Muse and Jean S. Muse

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

Shelby

County, Alabama, to-wit:

SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 20, Township 21, Range 1 East;

Also the following described property: Begin at the northeast corner of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 29, Township 20, Range 1 East and run west 330 feet; thence south, 176 feet, more or less, to the north line of that certain road leading from the Carnegie residence to the paved road leading from Westover to Alabama Highway No. 25; thence east 330 feet to the east line of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 29; thence north along said forty acre line run 176 feet, more or less, to the point of beginning.



TO HAVE AND TO HOLD Unto the said M. D. Muse and Jean S. Muse

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 15<sup>th</sup> day of August, 1953.

WITNESSES:

\_\_\_\_\_ (Seal.)  
J. W. Roper  
\_\_\_\_\_ (Seal.)  
Viola W. Roper  
\_\_\_\_\_ (Seal.)  
\_\_\_\_\_  
\_\_\_\_\_ (Seal.)  
\_\_\_\_\_ (Seal.)

SHELBY

COUNTY

I, Harold Harrison, a Notary Public in and for said County, in said State, hereby certify that J. W. Roper and wife, Viola W. Roper 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 15 day of August 19 53.

Harold Harrison  
As Notary Public

State of

COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, came before me the within named \_\_\_\_\_ known to me to be the wife of the within named \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

\_\_\_\_\_  
As Notary Public

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$ 20 Privilege Tax  
has been paid on the with-  
in instrument as required  
by law.  
L. C. WALKER,  
JUDGE OF PROBATE

STATE OF ALABAMA  
SHELBY COUNTY  
I hereby certify that  
\$ 20 Privilege Tax  
has been paid on the with-  
in instrument as required  
by law.  
L. C. WALKER,  
JUDGE OF PROBATE

Filed in the office of the Probate Judge on the 22 day of Aug 19 53 at 10 o'clock A M  
and recorded in Deed Book 162 Page 51 this 26 day of Aug 19 53.  
Deed Tax 50 Mortgage Tax \_\_\_\_\_ has been paid.

L.C. Walker, Judge of Probate