

153

1.10 Feb 1953

BOOK 162 PAGE 477

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Hundred (\$800.00) Dollars and other good and ~~valuable~~ valuable consideration.

to the undersigned grantor Ella S. Porter

in hand paid by Dewey McNeal and wife Willie A. McNeal

the receipt whereof is acknowledged we the said

Ella S. Porter and husband George W. Porter

do grant, bargain, sell and convey unto the said

Dewey McNeal and wife Willie A. McNeal

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

SHELBY

County, Alabama, to-wit:

Lot 1, according to the Survey of Jessica Ingram of the NE 1/4 of Section 31, Township 18, Range 1 West, Shelby County, Alabama, as recorded in Map Book 3, Page 54, Probate Office of said County. Mineral and mining rights excepted. Also except transmission line permits to Alabama Power Company as recorded in Vol. 112, Page 132; Vol. 112, Page 133 and Vol. 119, Page 544, in office of Judge of Probate Shelby County, Ala.

TO HAVE AND TO HOLD Unto the said Dewey McNeal and wife Willie A. McNeal

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, except bal. due on mortgage recorded in Vol. 218, Page 254, in office of Judge of Probate of Shelby County, Ala. Also except 1953 taxes. Both of which the grantees herein agree to assume and pay. 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, s
this 28 day of August, 1953.

WITNESSES:

Ella S. Porter (Seal.)
(Ella S. Porter)

George W. Porter (Seal.)
(George W. Porter)

State of ALABAMA

JEFFERSON

COUNTY

I,

M. G. Crow

a Notary Public in and for said County, in said State,

hereby certify that Ella S. Porter and husband George W. Porter 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 28 day of August, 1953.

M. G. Crow

Notary Public.

Filed in the office of the Probate Judge on the 5 day of Aug 19 53 at 8 o'clock M and recorded in *Deed* Book P 162 Page 477 this 8 day of *Aug* 1953. Deed Tax 1.00 Mortgage tax has been paid.

L.C. Walker, Judge of Probate