

639

100.00

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of One and no/100 Dollar and other good and valuable Consideration

to the undersigned grantor s R.J. Mabry and wife Myrtice Mabry

in hand paid by R.J. Mabry, Jr. and wife Joyce Baker Mabry

the receipt whereof is acknowledged we the said R.J. Mabry and wife Myrtice Mabry

do grant, bargain, sell and convey unto the said R.J. Mabry, Jr. and wife Joyce Baker Mabry

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

County, Alabama, to-wit:

Also a parcel of land 20' wide for a right of way more particularly described as follows: Commencing at the intersection of the East right of way boundary of U.S. Highway #31 with the North boundary of R.J. Mabry's property, said point being situated in the Northeast Quarter of North-west Quarter of Section 33, Township 21, Range 2 West; run thence North 82°08' East 2538 feet to the Northeast corner of R.J. Mabry's property; run thence South 7°06' East along the East boundary of R.J. Mabry's property to the North boundary of the Southeast Quarter of Northeast Quarter of said Section 33, continue thence in the same direction 30 feet; turn thence an angle of 90° to the right and run 20 feet; run thence North 7°06' West to a point which is 20 feet from the North boundary of said R.J. Mabry's property; run thence South 82°08' West 2518 feet, more or less to the East boundary of said Highway #31; run thence in a northerly direction along the East boundary of said Highway 20 feet, more or less to point of beginning.

TO HAVE AND TO HOLD Unto the said R.J. Mabry, Jr. and wife Joyce Baker Mabry 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 hand s and seal, s

this 17th day of November, 1953

WITNESSES:

R.J. Mabry (Seal.)
Myrtice Mabry (Seal.)

_____ (Seal.)

State of ALABAMA

BOOK 163

PAGE 327

SHELBY

COUNTY

for State of Ala. at Large

I, S.A. Lokey, a Notary Public in and for said County, in said State, hereby certify that R.J. Mabry and wife Myrtice Mabry 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 17th day of November 19 53

S.A. Lokey

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

Filed in the office of the Probate Judge on the 17 day of NOV 19 53 at 8 o'clock PM
and recorded in Book 163 Page 326 this 18 day of NOV 19 53.
Deed Tax 50 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate.