

State of Alabama

Shelby

County

Know All Men By These Presents,

BOOK 164 PAGE 517

That in consideration of Two Hundred &amp; no/100----- DOLLARS

to the undersigned grantor s, J. C. Brumbaugh &amp; Ethel L. Brumbaugh (husband &amp; wife)

in hand paid by Clyde M. Wyatt and Margaret Louise Wyatt (husband &amp; wife)

the receipt whereof is acknowledged we the said J. C. Brumbaugh &amp; Ethel L. Brumbaugh

do grant, bargain, sell and convey unto the said Clyde M. Wyatt and Margaret Louise Wyatt

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

Shelby

County, Alabama, to-wit:

Commence at the SE corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 28, Township 19 South, Range 2 East, Shelby County, Alabama and run thence North 2 deg., 9 min., West 682.97 ft. to the North right of way line of the Florida Short Route, also known as Highway # 91, for point of beginning and from said point of beginning, run along the East line of said forty, 2 deg., 9 min., West 300 feet to an iron pin, thence North 77 deg., 14 min., West 112 ft. to an iron pin, thence South 2 deg., 9 min., East 300 ft., to the North right of way line of Highway # 91, to an iron pin, thence along the North line of right of way of said Highway # 91, South 77 deg., 14 min., East 112 ft., to point of beginning.



TO HAVE AND TO HOLD Unto the said Clyde M. Wyatt and Margaret Louise Wyatt

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 11<sup>th</sup> day of February, 1954

WITNESSES:

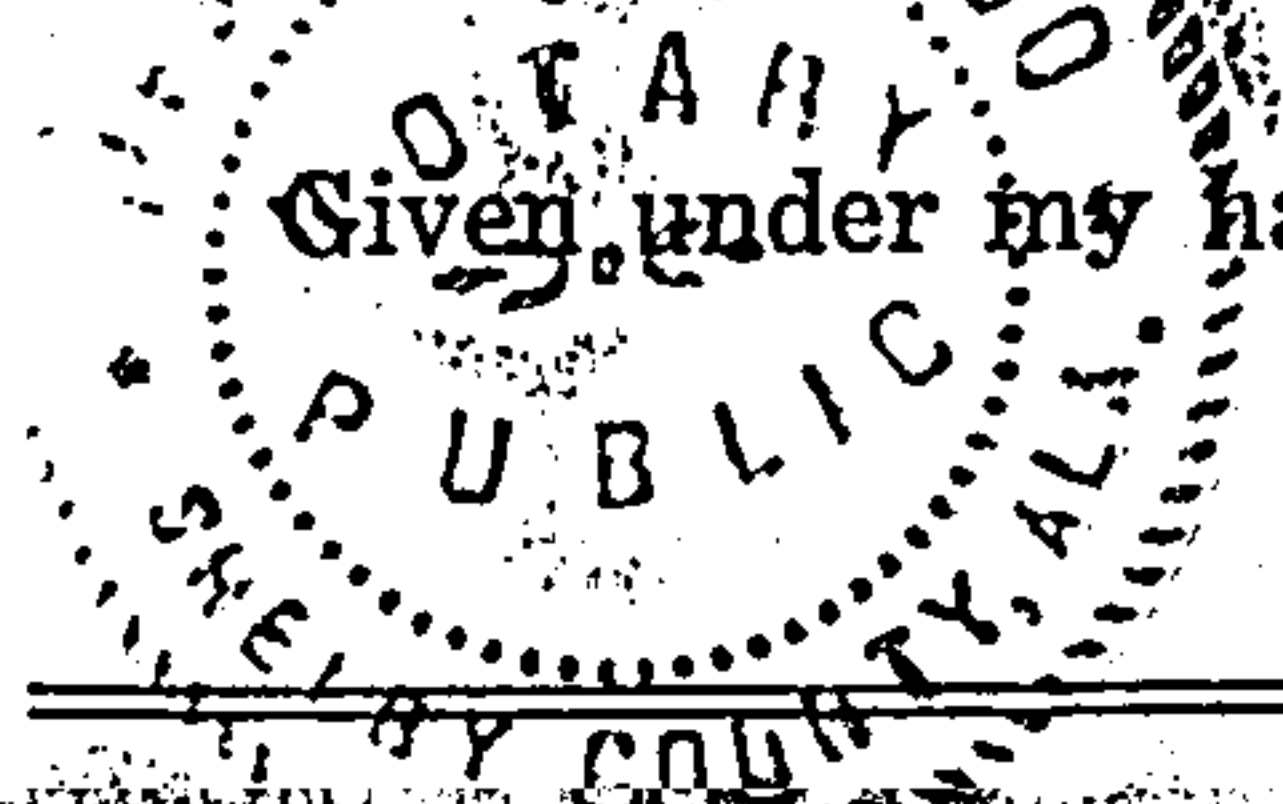
*J. C. Brumbaugh* (Seal.)  
*Ethel L. Brumbaugh* (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, *Mrs. J. W. Donahoe*, a Notary Public in and for said County, in said State, hereby certify that J. C. Brumbaugh & wife Ethel L. Brumbaugh whose name s, are assigned 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 11<sup>th</sup> day of February 19 54*Mrs. J. W. Donahoe* As Notary Public

Filed in the office of the Probate Judge on the 12 day of Feb 19 54 at 8 o'clock P. M.  
 and recorded in Book 164 Page 517 this 17 day of Feb 19 54.  
 Deed Tax 20 Mortgage Tax has been paid.  
 L.C. Walker, Judge of Probate

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