

2479

H 1.10 2nd Term

BOOK 100 PAGE 41

## State of Alabama

SHELBY

County

Know All Men By These Presents,

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

to the undersigned grantor Charles J. Lyons, an unmarried man

in hand paid by Joe D. Freeman and Mary A. Freeman

the receipt whereof is acknowledged I the said Charles J. Lyons

do grant, bargain, sell and convey unto the said Joe D. Freeman and Mary A. Freeman

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

Shelby

County, Alabama, to-wit:

Beginning at the quarter section corner on the east line of Section 33, Township 21, South, Range 2 West and run thence south 3 degrees 45 minutes east, a distance of 681.6 feet to an iron pin; thence south, 87 degrees 30 minutes west, a distance of 3149.0 feet, more or less, to a point on the west right of way line of Highway No. 31 for the point of beginning of the land herein conveyed; thence north, 16 degrees 50 minutes west, a distance of 206.7 feet to an iron pin; thence south, 87 degrees 30 minutes west, a distance of 1100.7 feet; thence south, 10 degrees 50 minutes east, a distance of 203.1 feet; thence north, 87 degrees 30 minutes east, a distance of 1123.7 feet to the point of beginning; containing in all 5 and 1/3 acres, more or less.

TO HAVE AND TO HOLD Unto the said Joe D. Freeman and Mary A. Freeman

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 day of April, 1954.

WITNESSES:

*Charles J. Lyons* (Seal.)  
Charles J. Lyons

(Seal.)

State of ALABAMA

SHELBY

COUNTY

I, *Dorothy Henry*, a Notary Public in and for said County, in said State, hereby certify that Charles J. Lyons, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of April 19 54

*Dorothy Henry* As Notary Public

Filed in the office of the Probate Judge on the 15 day of April 1954 at 8 O'clock P.M.  
and recorded in Book 16 Page 15 this 15 day of April 1954  
Deed Tax 1.00 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate