

\$ 6.60 Feb. 1954

The State of Alabama

BOOK 166 PAGE 107

Jeffer SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Six Thousand and no/100ths — DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, H. C. Baker and wife Theresa Baker

(herein referred to as grantors) do grant, bargain, sell and convey unto

V. B. DeWitt and wife Edith DeWitt

(herein referred to as GRANTEES) as joint tenants with the right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot number one (1) and number two (2) in Block number one (1) according to Storr's and Fletcher's addition to Calera, Alabama as shown by the survey made on the 20th of January 1887, by John H. Dunstan, Civil Engineer, and adopted by John S. Storrs and G. G. Fletcher on 9 February 1888 and being the plat and survey of the East half of the Northwest quarter of the Northwest quarter of Section 2, Township 24, Range 13 East as owned by G. G. Fletcher and John S. Storrs and as shown by survey and map recorded in Map Book 3 at page 42 in the office of the Judge of Probate, Shelby County, Alabama, said lots fronting 100 feet on the West side of Twelfth Street, now better known as Montgomery Avenue and extending back in a westerly direction of that uniform width a distance of 120 feet and bounded on the north by Twentieth Avenue in the town of Calera, Shelby County, Alabama. Subject to taxes for the

TO HAVE AND TO HOLD Unto the said GRANTEES 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 here-in 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 that we will, at any time hereafter, at the expense and request of the said grantees, their heirs and assigns, make all such further assurances, without covenants, for the more effectual conveying of the said premises, with the appurtenances, as may be reasonably required.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 23rd day of April, 1954.

WITNESS:

H. C. Baker

Theresa Baker

The State of Alabama

Shelby

COUNTY

I, the undersigned George Witches, a Notary Public in and for said County, in said State, hereby certify that H. C. Baker and wife Theresa Baker 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 23 day of April, 1954.

George Witches

Notary Public

Filed in the office of the Probate Judge on the 23 day of April 1954 at 2 o'clock P. M. and recorded in Book 166 Page 107 this 29 day of April 1954. Deed Tax 6.00 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate

COUNTY;

I, , a NOTARY PUBLIC in and for said County, in said State, hereby certify that on the day of , 19 came before me the within named known to me (or made known to me), to be the wife of the within named