

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Fourteen Hundred Seventy-seven & 20/100----- DOLLARS

to the undersigned grantor Elma Armstrong

in hand paid by William L. McGraw and Alice McGraw (husband & wife)

the receipt whereof is acknowledged I the said Elma Armstrong, a widow

do grant, bargain, sell and convey unto the said William L. McGraw & Alice McGraw

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

Shelby

County, Alabama, to-wit:

The W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 2, Township 24, Range 14 East,
Except 1 acre now used for a graveyard.

This deed is made subject to the right of redemption by W. F. Palmer under foreclosure deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 166 at page 368.

1954 taxes to be paid by grantee

TO HAVE AND TO HOLD Unto the said William L. McGraw and Alice McGraw

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 2nd day of June, 1954

WITNESSES:

Elma Armstrong (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Handy Ellis

for State of Alabama at Large

hereby certify that Elma Armstrong, a widow 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June 19 54

Handy Ellis As Notary Public
for State of Alabama at Large.

State of

COUNTY

Filed in the office of the Probate Judge on the 2 day of June 19 54 at 10 o'clock
Deed Tax 1.50 Mortgage Tax has been paid. Page 444 this 2 day of June 19 54

the within named
to be the wife of the within named
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.

L.C. Walker, Judge of Probate

Given under my hand and official seal this the day of 19