

State of Alabama

SHELBY

County

Know All Men By These Presents,

BOOK 106 PAGE 475

That in consideration of Two Thousand Two Hundred Fifty One & 04/100

DOLLARS

to the undersigned grantors Hobert L. Vernon and, Dorothy V. Vernon as wife of Hobert L. Vernon, and individually.
in hand paid by James S. Plant and Norma F. Plant

the receipt whereof is acknowledged we the said Hobert L. Vernon and, Dorothy V. Vernon as wife of Hobert L. Vernon, and individually

do grant, bargain, sell and convey unto the said James S. Plant and Norma F. Plant

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

Shelby County, Alabama, to-wit:

Beginning at a point where the West right of way line of Montevallo and Siluria Public road crosses the South line of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 22, Range 3 West and run along said road North 3 degrees 10 minutes West 400 feet to the point of beginning; thence continue along the same course along said road a distance of 100 feet; thence West and perpendicular to said road a distance of 130 feet; thence South and parallel with said road a distance of 100 feet; thence East and perpendicular to said road a distance of 130 feet to point of beginning. Also lot described as follows: Beginning at a point where the West right of way line of the Montevallo and Siluria Public Road crosses the South line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 22, Range 3 West, and run along said road North 3 degrees 10 minutes West for a distance of 500 ft; thence West and perpendicular to said road a distance of 130 ft. to the point of beginning; thence continue along the same course perpendicular to said road a distance of 20 ft.; thence South and parallel with said road a distance of 100 ft.; thence East and perpendicular to said road a distance of 20 ft.; thence North and parallel with said road a distance of 100 ft. to the point of beginning.

TO HAVE AND TO HOLD Unto the said James S. Plant and Norma F. Plant

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; except a mortgage executed by us to Realty Mortgage Company dated April 23rd., 1951, recorded in Mortgage Book 217, Page 503, in the Probate Office of Shelby County, Alabama, 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 hands and seals, this 29th., day of May, 1954

WITNESSES:

Hobert L. Vernon (Seal.)

Dorothy V. Vernon (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, John Foshee, a Notary Public in and for said County, in said State, hereby certify that Hobert L. Vernon and, Dorothy V. Vernon as wife of Hobert L. Vernon, and those 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 29th day of May 19 54

John Foshee As Notary Public

Filed in the office of the Probate Judge on the 8 day of June 1954 at 10'clock A. M.
and recorded in Deed Book 166 Page 475 this 15 day of June 1954.
Deed Tax 2.50 Mortgage Tax has been paid.

I, L.C. Walker, Judge of Probate, a Notary Public in and for said County, in said State, do hereby certify that on the day of 19 came before me