

State of Alabama

Shelby

County

Know All Men By These Presents.

see mtg 228
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That in consideration of One Hundred and no/100—
and other good and valuable consideration

DOLLARS

500.00

to the undersigned grantor J. D. Driver and wife, Vera Driver

in hand paid by John H. Gallups and wife, Helen Marie Gallups

the receipt whereof is acknowledged we the said
J. D. Driver and wife, Vera Driver

do grant, bargain, sell and convey unto the said John H. Gallups and Helen Marie Gallups

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 SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19 Range 2 East and run west along said section line 226 feet, more or less, to the east line of the Florida Short Route, sometimes known as Ala. Highway # 91, and run northwesterly along said Highway 2621 feet; thence run in a northwesterly direction along said Highway 260 feet; thence run in a northeasterly direction and perpendicular to said Highway 318 feet, more or less, to a point on the west line of Old Kymulga Ferry Road, now known as Chancellor's Ferry Road and which is also the northmost corner of Floyd and Eunice Reames Lot; thence run in a westerly direction and perpendicular to said Highway 91 and along the northwesterly line of said Reames Lot 318 feet more or less to the easterly line of Highway No. 91; thence along same in a northwesterly direction 400 feet to the point of beginning; thence continue in a northwesterly direction along said Highway line 100 feet, more or less, to the easterly line of F. Jackson land; thence in a northeasterly direction and along the east line of F. Jackson and D. G. Kimbrough land 422 feet more or less, to the southwesterly line of Old Kymulga Ferry Road; thence along the same in a southeasterly direction 610 feet, more or less, to the northmost corner of lot being this day conveyed to L. N. Wyatt; thence in a southwesterly direction and perpendicular to said Highway line and along said Wyatt lot, 175 feet, more or less, to an iron stob; thence in a northwesterly direction and parallel with said Highway line 300 feet; thence in a southwesterly direction and perpendicular to said Highway line 200 feet to the point of beginning; being situated in W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 34 and in E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 33; all in Township 19, Range 2 East.

The above described property shall not be used for the sale or storage of alcholic liquors or beverages, nor for the operation of a public dance hall thereon or for the operation of tourist cabins thereon. This shall be a covenant running with said land and shall bind the grantees, their successors, heirs and assigns and should there be a breach thereof the same may be enjoined in any court of competent jurisdiction.

TO HAVE AND TO HOLD UNTO THE SAID John H. Gallups and Helen Marie Gallups 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.

It being understood and agreed that the grantors reserve the right to harvest any crops growing on said land, provided they shall gather the same by November 15, 1953, and provided further that the sellers reserve the right to occupy the said premises, free of any rent, until the 10th of August 1953, at which time they agree to vacate the same.

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,

this 27th day of June, 1953.

WITNESSES:



J. D. Driver (Seal.)
J. D. Driver
Vera Driver (Seal.)
Vera Driver

(Seal.)

(Seal.)

State of ALABAMA

SHELBY COUNTY

I, Karl C. Harrison, a Notary Public in and for said County, in said State, hereby certify that J. D. Driver and wife, Vera Driver 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 27th day of June 1953

Karl C. Harrison As Notary Public
for State of Alabama at Large

State of

COUNTY

I, _____, a Notary Public in and for said County, in said State, do hereby certify that on the _____ day of _____, 19____, came before me the within named _____ known to me to be the wife of the within named _____ who, being examined 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.

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

_____ As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$50.00 Deed Tax
has been paid on the within
instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

Filed in the office of the Probate Judge on the 2 day of Aug 1954 at 11 o'clock P. M.
and recorded in Book 162 Page 352 this 4 day of Aug 1954.
Deed Tax 50 Mortgage Tax _____ has been paid.
L.C. Walker, Judge of Probate