

61.10 Fed 10

4012

State of Alabama

Shelby County

Know All Men By These Presents,

That in consideration of One Thousand & no/100----- DOLLARS

to the undersigned grantor Truitt (Truett) Ray and wife Bobby Jean Ray in hand paid by John Thomas Goodwin and wife Thelma Goodwin

the receipt whereof is acknowledged we the said Truitt Ray and Bobby Jean Ray

do grant, bargain, sell and convey unto the said John-Thomas Goodwin and Thelma Goodwin

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

Shelby County, Alabama, to-wit:

Begin at the southeast corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West, and from said point of beginning run South 89 degrees 59 minutes West 690.23 feet to the point of beginning of the lot herein conveyed, which point is the northeast corner of the Akers lot, run thence South 51 degrees 23 minutes West 247.15 feet to an iron pin; thence North 29 degrees 44 minutes west 141.0 feet to an iron pin; thence North 64 degrees 13 minutes East 256.86 feet to an iron pin; thence South 21 degrees 41 minutes East 86.0 feet to the point of beginning of the lot herein conveyed.

TO HAVE AND TO HOLD Unto the said John Thomas Goodwin and Thelma Goodwin 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;

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 20th day of August, 1954.

WITNESSES:

Truitt Ray (Seal.)
Bobby Jean Ray (Seal.)

State of Alabama

Shelby COUNTY

I, Handy Ellis, a Notary Public for State of Ala. at Large hereby certify that Truitt Ray and Bobby Jean Ray 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 20th day of August 1954

Handy Ellis As Notary Public for State of Alabama at Large

State of

Filed in the office of the Probate Judge on the 26 day of Aug 1954 at 2 o'clock P.M. and recorded in Book 167 Page 523 this 26 day of Aug 1954. Deed Tax 1.00 Mortgage Tax has been paid. L.C. Walker, Judge of Probate