

4080

\$22.00 *Red Stamp*

BOOK 100 PAGE 60

State of Alabama
SHELBY County

Know All Men By These Presents,

That in consideration of One Thousand and no/100—
and other good and valuable consideration

DOLLARS

to the undersigned grantor Mary McWilliams, a divorced woman

in hand paid by Alvin Lefkovits and Dorothy Lefkovits

the receipt whereof is acknowledged I the said Mary McWilliams

do grant, bargain, sell and convey unto the said

Alvin Lefkovits and Dorothy Lefkovits
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

TRACT A: A part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 21, Range 1 West described as follows: Beginning at a point on the west line of said forty acres and on the south line of Mildred Street and running in a northeastward direction along the south line of Mildred Street 220 feet to the point of beginning of the lot herein conveyed; thence continue east along the south line of Mildred Street 90 feet to the northwest corner of a lot which is herein designated as TRACT "B"; thence south and parallel with the west line of said forty acres a distance of 667 feet to the south line of said forty acres; thence west along the south line of said forty acres or along a large ditch for a distance of 88.7 feet; run thence north and parallel with the west line of said forty acres a distance of 635 feet, more or less to the point of beginning.TRACT B: That part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West described as commencing at the southwest corner of said forty acres and run thence in an easterly direction up a ditch a distance of 308 feet to the point of beginning; run thence north and parallel with the west boundary line of said Section 25, a distance of 667 feet, more or less, to the south side of Mildred Street formerly known as Milner Street, at a point 310 feet north 69 degrees east of the intersection of the south boundary of said street with the west boundary of said Section 25; run thence north, 69 degrees east, along the south boundary of said street a distance of 80 feet; run thence south and parallel with the west boundary of said Section 25 and along a fence a distance of 670 feet to the heretofore mentioned ditch; run thence in a westerly direction down said ditch a distance of 80 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Alvin Lefkovits and Dorothy Lefkovits

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 hands and seal,

this 30 day of *August, 1954*

WITNESSES:

Mary McWilliams (Seal.)State of ALABAMA
SHELBY COUNTYI, *Carl G. Harris*, a Notary Public in and for said County, in said State, hereby certify that Mary McWilliams, a divorced woman 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 30 day of August 1954

*Carl G. Harris As Notary Public**for S. Doty, also at law*Filed in the office of the Probate Judge on the 31 day of *Aug* 1954 at 2 o'clock
and recorded in *Deed Book 168* Page *29* this *day of* *Aug* 1954.
Deed Tax *10.00* Mortgage Tax *10.00* has been paid.I, *L.C. Walker*, a Notary L.C. Walker, Judge of Probate, do hereby certify that on the day of *19*, 19th known to me the within named *Carl G. Harris* who, being examined to be the wife of the within named *Mary McWilliams*, separate and apart from the husband touching her signature to the within conveyance, acknowledged that she is the true and lawful owner of the same, of her own free will and accord, and without fear, constraint, or threats on the part of