

State of Alabama

SHELBY

County

BOOK 168 PAGE 427

Know All Men By These Presents,

That in consideration of Thirty two hundred and fifty and no/100----- DOLLARS

to the undersigned grantor Charles A. Ray and wife Emma C. Ray

in hand paid by Willard E. Holcombe and wife Bennie W. Holcombe

the receipt whereof is acknowledged we the said Charles A. Ray and wife Emma C. Ray

do grant, bargain, sell and convey unto the said Willard E. Holcombe and wife Bennie W. Holcombe

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

Columbiana, Shelby

County, Alabama, to-wit:

Parcel 1:

A lot situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, more particularly described as follows: Commencing at an iron stake marking the Northeast corner of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section and run southerly along the East boundary of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 210 feet to the northwest boundary of R/W of State Highway No 25; run thence in a southwesterly direction along said highway 202 feet to an iron stake for point of beginning of the lot hereby conveyed; turn an angle of 90° to the right and run 300 feet; turn an angle of 90° to left and run 120 feet; run thence to a point on said boundary of R/W of said highway which is 118 feet in southwesterly direction from point of beginning; run thence northeasterly along said boundary of said R/W of said highway 118 feet to point of beginning.

Parcel 2:

And the said Charles A. Ray and wife Emma C. Ray do hereby release, remise, quit claim and convey unto the said Willard E. Holcombe and wife Bennie W. Holcombe the following described lot, to-wit: Beginning at the southwest corner of lot described in parcel 1 and run along the northwest boundary of R/W of State Highway No 25 a distance of 2 feet; turn an angle of 90° to right and run 300 feet to northwest corner of lot described in parcel 1; run thence along southwest boundary of said lot to point of beginning.

TO HAVE AND TO HOLD Unto the said Willard E. Holcombe and wife Bennie W. Holcombe

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 as to parcel 1 but not as parcel 2 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 and seal,

this day of August, 1954.

WITNESSES:



Charles A. Ray (Seal.)
Emma C. Ray (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, S.A. Lokey, The State of Alabama at Large, a Notary Public in and for said County, in said State, hereby certify that Charles A. Ray and Mrs Emma C. Ray, his wife 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 19 54

S. A. Lokey As Notary Public

State of ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 30 day of Sept, 19 54, at 8 o'clock P.M. and recorded in Deed Record 168 Page 427 and the Mortgage Tax of Deed Tax of 3.50 has been paid.

I do hereby certify that the within named Charles A. Ray and Emma C. Ray are known to me.