

413

# 55 2nd Flg

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Two Hundred and No/100 ----- DOLLARS

to the undersigned grantors H.O. Wooley and wife, Rosa G. Wooley

in hand paid by John W. Nix and wife, Cherry Lou Nix

the receipt whereof is acknowledged we the said H.O. Wooley and wife, Rosa G. Wooley

do grant, bargain, sell and convey unto the said John W. Nix and wife, Cherry Lou Nix

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

Shelby County, Alabama, to-wit:

As a point of reference begin at the SW corner of the SE<sup>1</sup> of Section 16, Township 22, Range 3 West; thence East 545 ft; thence North 824 ft. to the point of beginning of the tract of land herein conveyed; thence continue North 857 ft; thence East 895 ft; thence in a SE. direction perpendicular to the Montevallo-Ashville Road 207 ft. to the NW boundary of right-of-way of said Road; thence in a SW direction along NW boundary of right-of-way of said Road 200 ft; thence in a NW direction perpendicular to said Road 140 ft; thence in a SW direction parallel with said Road 1000 ft; thence in a NW direction perpendicular to said Road 37 ft. to the point of beginning. Said tract being a part of the SE<sup>1</sup> of Section 16, Township 22, Range 3 West, situated in Shelby County, Alabama, and containing 12 acres more or less.

TO HAVE AND TO HOLD Unto the said John W. Nix and wife, Cherry Lou Nix

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 18th., day of October, 1954.

WITNESSES:

*H. O. Wooley* (Seal.)  
*Rosa G. Wooley* (Seal.)

State of

BY

COUNTY

I, JOHN FOSHEE

, a Notary Public in and for said County, in said State, hereby certify that H.O. Wooley and wife, Rosa G. Wooley 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 18th day of October 19 54.

*John Foshee* As Notary Public

State of

COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within State, was filed for record the 26 day of Oct, 19 54, at 2 o'clock and recorded in Book 169 Page 177, and the Mortgage Tax of Deed Tax of \$5 has been paid.

*L.C. Walker* Judge of Probate

STATE  
SHE  
has been  
in instr  
by law.