

860

BOOK 170 PAGE 107

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of SEVENTEEN HUNDRED AND NO/100 (\$1700.00) DOLLARS

to the undersigned grantors, Norman Lefkovits and wife, Sonya Lefkovits

in hand paid by Norman L. West and wife, Josie T. West

the receipt whereof is acknowledged we the said Norman Lefkovits and Sonya Lefkovits

do grant, bargain, sell and convey unto the said Norman L. West and Josie T. West

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

Shelby County, Alabama, to-wit:

A part of Lot 91 of Horsley's Map of Columbiana, Alabama more particularly described as follows: Begin at the intersection of the North line of the NW¹/₄ of NW¹/₄ of Sec. 25, Tp 21, Range 1 West, with the West line of Thompson Street in said town of Columbiana and run South along said Western boundary of Thompson Street 109 feet to the point of beginning; thence continue along said boundary in a Southerly direction 100 feet to the North boundary of a narrow Street or alley; thence run in a Westerly direction along said Northern boundary of said narrow Street or alley 140 feet; thence turn a right angle to the right and run Northerly parallel to said Thompson Street 100 feet; thence turn a right angle to the right and run 140 feet to the point of beginning. The above described lot is conveyed subject to an 8 foot easement along the Western boundary of said lot, said easement being created by a deed from Pearl Friedberger to J. W. Edmondson, dated Feb. 14, 1947, and recorded in Deed Book 127, page 537, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Norman L. West and Josie T. West

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.

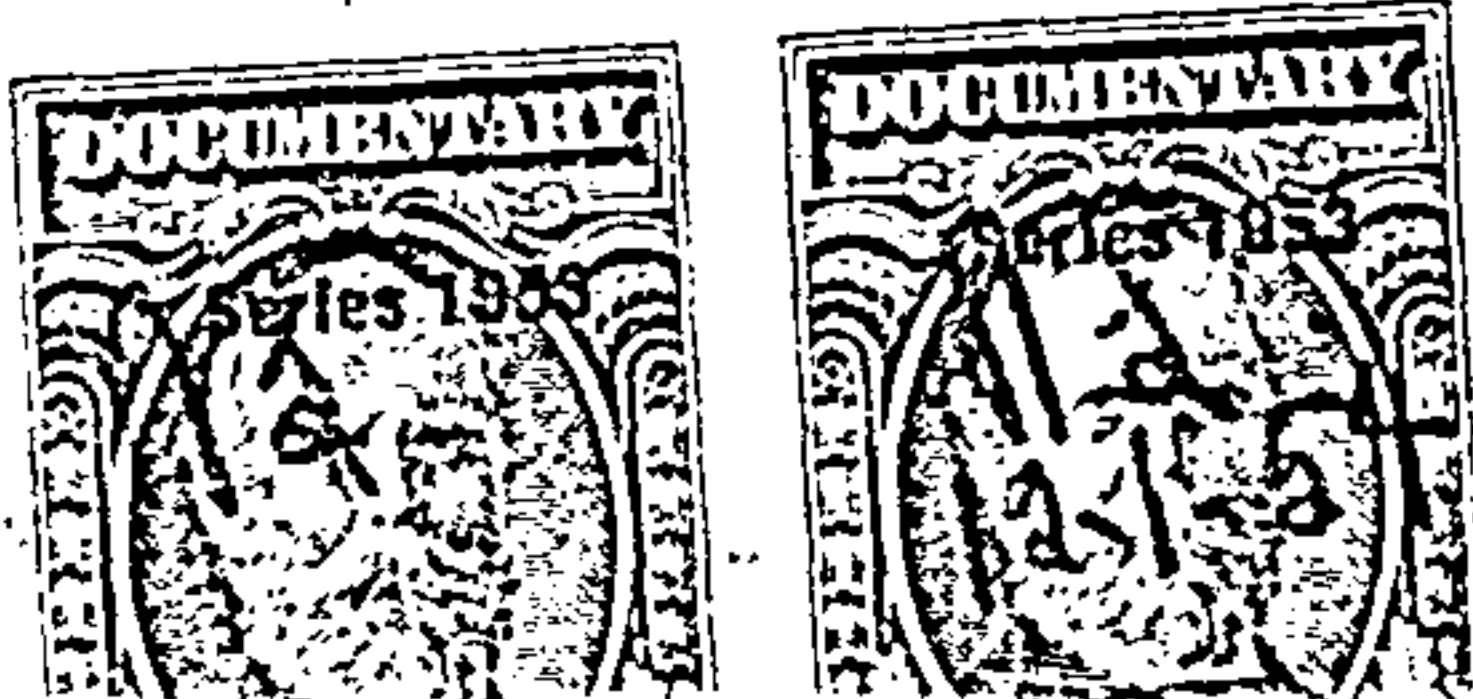
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 24th day of November, 1954.

WITNESSES:



(Seal.)
Sonya Lefkovits (Seal.)
Norman L. West (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Wales W. Wallace, Jr.

, a Notary Public in and for said County, in said State, hereby certify that Norman Lefkovits and wife, Sonya Lefkovits 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 24th day of November

Wales W. Wallace, Jr. 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 24 day of Nov 1954, at 3 o'clock P.M. and recorded in Book 170 Page 107, and the Mortgage Tax of Deed Tax of 2.00 has been paid.

L.C. Walker Judge of Probate
As Notary Public