

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of Fifteen Hundred and no/100-----

DOLLARS

to the undersigned grantor Hugh P. Reynolds and wife, Olive Maxine Reynolds

in hand paid by Carl A. Overstreet and Violet Overstreet

the receipt whereof is acknowledged we the said Hugh P. Reynolds and wife, Olive Maxine Reynolds

do grant, bargain, sell and convey unto the said Carl A. Overstreet and Violet Overstreet

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

Shelby

County, Alabama, to-wit:

Beginning at the northeast corner of the NW $\frac{1}{4}$ of Section 7, Township 22, Range 2 West and run south 1103 feet to the Spring Creek and Montevallo road for point of beginning; thence southwest along said road 554 feet; thence south, 6 degrees east, 1208 feet to the south line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence east 465 feet to the southeast corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence north along the east line of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of said Section 1537 feet to the point of beginning, and containing 14 $\frac{1}{2}$ acres, more or less and situated in the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 7, Township 22, Range 2 West;

Also the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 7, Township 22, Range 2 West, being 40 acres,

TO HAVE AND TO HOLD Unto the said Carl A. Overstreet and Violet Overstreet

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 seal,

this 7th day of January, 1955.

WITNESSES:

Hugh P. Reynolds (Seal.)
Hugh P. Reynolds

Olive Maxine Reynolds (Seal.)
Olive Maxine Reynolds

(Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, *Mary W. M. Walker*, a Notary Public in and for said County, in said State, hereby certify that Hugh P. Reynolds and wife, Olive Maxine Reynolds 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 7th day of January 1955*Mary W. M. Walker* As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within was filed for record the 10 day of Jan 1955, at 8 o'clock and recorded in *deed* record *170* Page *2*, and the Mortgage Tax of *1.50* has been paid.

I, *L.C. Walker* Judge of Probate

Given under my hand and official seal this the day of 19

As Notary Public