

State of Alabama

SHELBY

County

BOOK 171 PAGE 193

Know All Men By These Presents.

That in consideration of One Dollar and other valuable consideration DOLLARS

to the undersigned grantor Mae Carter, a widow

in hand paid by James A. Hairston and wife Thelma C. Hairston

the receipt whereof is acknowledged I the said Mae Carter, a widow

does grant, bargain, sell and convey unto the said James A. Hairston and wife Thelma C. Hairston, reserving a life estate to myself

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

Shelby

County, Alabama, to-wit:

Commence at the NE Corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 29 Township 19, Range 1 East; Thence Southerly along the Easterly line thereof 206 ft. to point of beginning thence on angle to the right of 54° 48' southwesterly 877.8 feet to a point in the bend of a branch; thence to the left in a southerly direction down said branch 528 feet to its intersection with a county road; thence to the left northeasterly and along said county road 916.3 feet to the intersection with said easterly line of said quarter-quarter section; thence 9° 29' to the left, continuing northeasterly along said road 528 feet thence to the left westerly 326 feet to point of beginning.

It being the intention of the grantor to convey to the grantees with the reservation of a life estate in the grantor.

TO HAVE AND TO HOLD Unto the said James A. Hairston and wife Thelma C. Hairston

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.

Subject to the life estate of the grantor herein reserved.

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 hand and seal,
this 27 day of January 1955.

WITNESSES:

Mae Carter (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, W.W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Mae Carter, a widow, 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 27 day of January 19 55

W.W. Rabren As Notary Public

State of

COUNTY

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 27 day of Jan, 19 55 at 8 o'clock A.M. and recorded in Book 171 Page 193 and the Mortgage Tax of Deed Tax of 1.00 has been paid.

State,
me
Public