

State of Alabama

SHELBY

County

BOOK 171 PAGE 309

Know All Men By These Presents,

That in consideration of One Hundred Fifty and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor Almeda Bentley

in hand paid by E. R. Elliott and Ressie Elliott

the receipt whereof is acknowledged I the said Almeda Bentley

do grant, bargain, sell and convey unto the said E. R. Elliott and Ressie Elliott

my undivided one-half interest in and to
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

All that part of the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 23, Township 19

Range 1 East lying south of Florida Short Route Highway, being 24 acres,

more or less. SURFACE RIGHTS ONLY.

TO HAVE AND TO HOLD Unto the said E. R. Elliott and Ressie Elliott

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 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 day of

WITNESSES:

Almeda Bentley (Seal.)
Almeda Bentley

State of ALABAMA

SHELBY

COUNTY

I, *J. M. Moore Jr.*, a Notary Public in and for said County, in said State, hereby certify that *Almeda Bentley* 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 17 day of January 1955.

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that one *Almeda Bentley* was filed for record the 8 day of *Dec*, 1955, at 8 o'clock *PM* and recorded in *Dec* Record 171 Page 309, and the Mortgage Tax of Deed Tax of *50* has been paid. *J. C. Walker* Judge of Probate