

1902

State of Alabama
Shelby County

Know All Men By These Presents,

BOOK 171 PAGE 381

That in consideration of One & no/100----- DOLLARS

to the undersigned grantor E. B. Kreider and wife Gladys Kreider
in hand paid by Thomas B. Sellers and Laneil K. Sellers (husband & wife)
the receipt whereof is acknowledged we the said E. B. Kreider and Gladys Kreider
do grant, bargain, sell and convey unto the said Thomas B. Sellers and Laneil
Kreider Sellers
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

Begin at the Northwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 18, Range 1 West and run North 88 degrees 20 minutes East 532 feet for a point of beginning of the lot herein conveyed; from said point of beginning run thence North 88 degrees 20 minutes East 266 feet, thence South 2 degrees, 45 minutes East 323 feet, thence South 87 degrees, 15 minutes West 266 feet, thence North 2 degrees 45 minutes West 323 feet to the point of beginning and being a part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 31, Township 18, Range 1 West.

TO HAVE AND TO HOLD Unto the said Thomas B. Sellers and Laneil K. Sellers
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 January, 1955.

WITNESSES:

E. B. Kreider (Seal.)
Gladys Kreider (Seal.)
(Seal.)
(Seal.)

State of ALABAMA

Shelby

COUNTY

For the State of Ala. at Large
 I, a Notary Public in and for said County, in said State,
 hereby certify that E. B. Kreider and wife Gladys Kreider
 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 day of January 1955

For State of Alabama at Large As Notary Public

State of

COUNTY

I, a Notary Public in and for said County, in said State,
 do hereby certify that on the day of 1955, came before me
 the within named W. known to me
 to be the wife of the within named who, being examined
 separate and apart from the husband touching her signature to the within conveyance, acknowledged that
 she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
 the husband.

Given under my hand and official seal this the day of

1955 As Notary Public

STATE OF ALABAMA

SHELBY COUNTY

I, M. B. Chappell, a Notary Public in and for said

County, in said State, hereby certify that E. B. Kreider and wife Gladys
 Kreider 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 11 day of January, 1955.

M. B. Chappell
 Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within
 was filed for record the 5 day of Jan, 1955, at 2 o'clock p.m.
 and recorded in Deed Record 171 Page 382, and the Mortgage Tax of
 Deed Tax of .50 has been paid.

1 P.M. 1955