

1902

State of Alabama }  
Shelby County }

BOOK 171 PAGE 381

Know All Men By These Presents,

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, 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 19 55

For State of Alabama at Large As Notary Public

State of

COUNTY

I, do hereby certify that on the day of the within named to be the wife of the within named 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

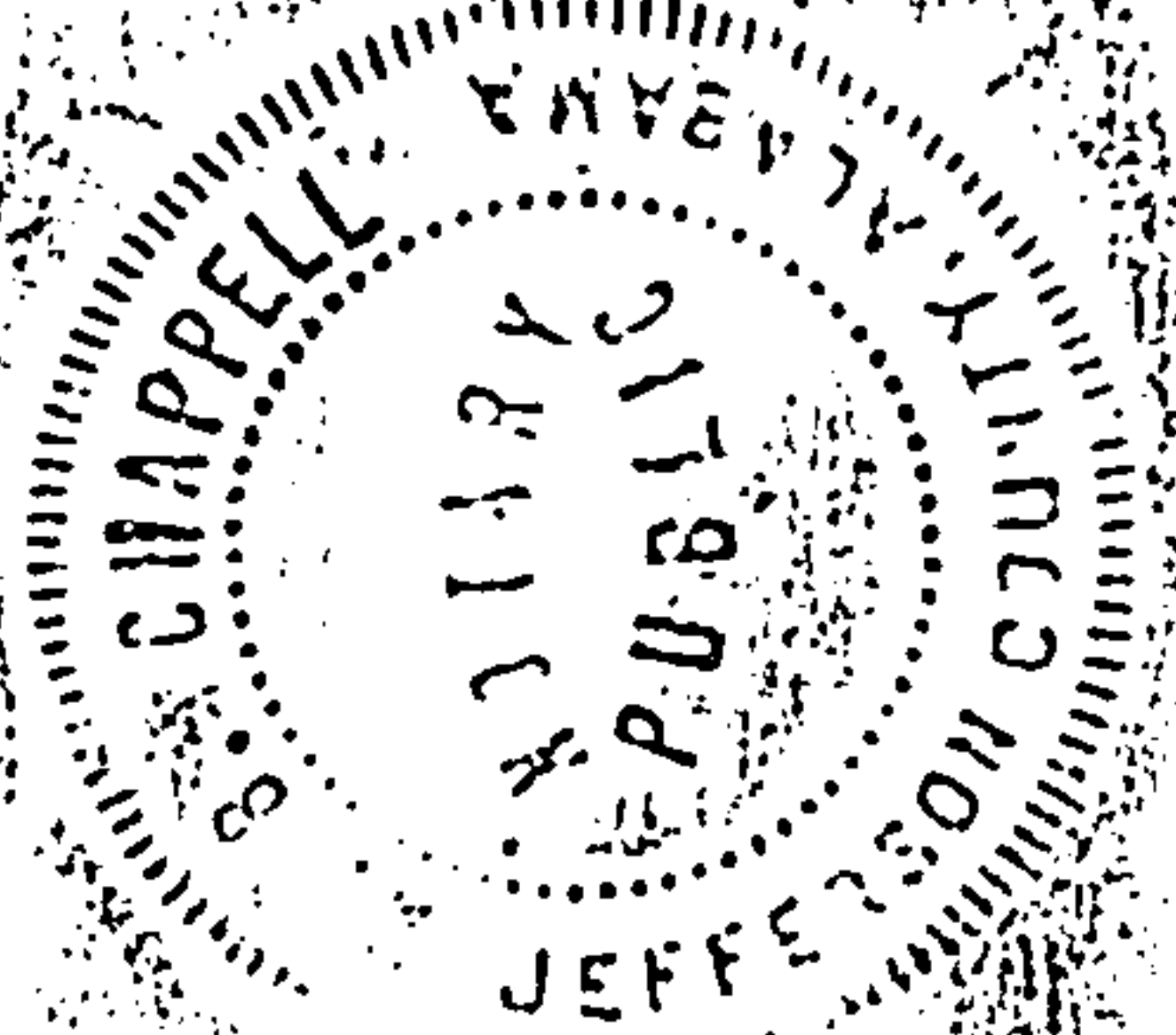
As Notary Public

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 Feb, 1955 at 2 o'clock PM and recorded in Book 171 Page 381 and the Mortgage Tax of 20 has been paid.