

STATE OF ALABAMA)

SHELBY COUNTY)

1961
BOOK 171 PAGE 403

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO THOUSAND (\$2000.00) DOLLARS, to the undersigned Frances E. Howard, a widow, hereinafter referred to as Grantor, in hand paid by John H. Counts and Renee C. Counts, husband and wife, hereinafter referred to as the Grantees, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 11, Township 19, Range 2 West and run thence South along the East line of said forty acres, a distance of 237 feet to the Helena Road; run thence in a South-westerly direction, along said road, a distance of 189 feet; run thence in a Northwesterly direction 613 feet, more or less, to a point on the north boundary line of said forty acres, which is 496 feet West from the starting point; run thence in an Easterly direction along the North line of said forty acres, a distance of 496 feet to the point of beginning and being located in the Northwest Quarter of the Northeast Quarter of Section 11, Township 19, Range 2 West, Mineral and Mining rights excepted, and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto said Grantees 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 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 the Grantor does for herself and for her heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that said Grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, and that the said Grantor has a good right to sell and convey the same as aforesaid, that the said Grantor will, and her heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against lawful claims of all persons.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE

14th day of February, 1955.

Frances E. Howard Seal:



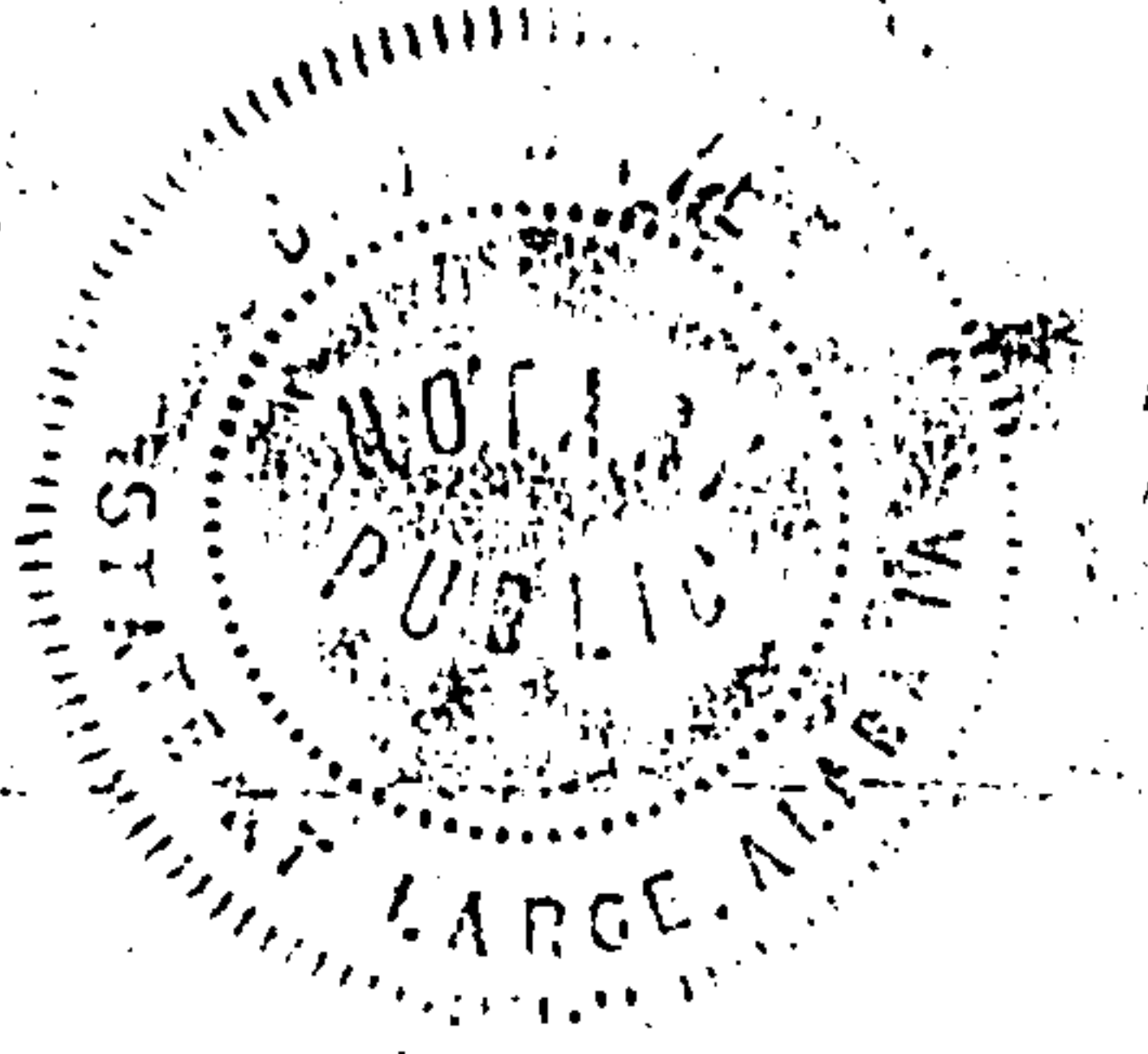
State of Alabama
County of Shelby

I, B. J. Wyer, a notary public in and for the State of Alabama at Large, hereby certify that Frances E. Howard, 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 14 day of February 1955

B. J. Wyer

Notary Public, State of Alabama at Large
My commission expires April 1, 1958.
Bonded by American Surety Co. of N. Y.



State of Alabama
County of Shelby
Frances E. Howard
John G. and Lenore
Le Comto

Abstract of Deed

B. J. Wyer
at at Law
Mendenhall, Ala.

FILED OF RECORD
SHELBY COUNTY
I, L. C. Walker, Judge of Probate hereby certify that the within affid was filed in this office for record the 17 day of Feb, 1955, at 8 o'clock P. M. and recorded in Deed Record 111 Page 103, and the Mortgage Tax of \$ 1.00 has been paid.
Deed Tax of \$ 1.00 has been paid.
J. C. Walker
Judge of Probate

2.45 due
1.45
1.00 Deed Tax

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within affid was filed for record the 17 day of Feb, 1955, at 8 o'clock P. M. and recorded in Deed Record 111 Page 103, and the Mortgage Tax of \$ 1.00 has been paid.

J. C. Walker Judge of Probate