

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 Southwesterly 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  
14<sup>th</sup> day of February, 1955.

*Frances Howard*  
\_\_\_\_\_  
Seal:



State of Alabama  
County of Shelby

I, B. J. Dyer, 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 con-  
veyance, and who is known to me acknow-  
ledged 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. Dyer

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

State of Alabama  
Shelby County  
Frances E. Howard  
John C. and Benee  
Co. Comets

Wife of John C. and Benee  
Co. Comets

1.45  
1.00 less tax  
.45 due

I, L. C. Walker, Judge of Probate hereby  
certify that the within affidavit was  
filed in this office for record the 17 day  
of February 1955 at 8 o'clock A.M.  
and recorded in Deed Record 114  
page 402 and examined 2425  
and the Mortgage Tax of \$1.45  
Deed Tax of \$1.00 has been paid.

Judge of Probate

B. J. Dyer  
(his or her  
signature)  
Shelby Co.,  
Alabama

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within affidavit  
was filed for record the 17 day of Feb, 1955, at 8 o'clock A.M.  
and recorded in Deed Record 114 Page 402, and the Mortgage Tax of  
Deed Tax of 1.00 has been paid.

L. C. Walker, Judge of Probate