

1968

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of An exchange of property and Five Hundred And No/100 DOLLARS

to the undersigned grantors Harry J Sarkiss and wife, M. Mildred Sarkiss,
in hand paid by Horace W Lee and wife, Patsy Thomas Lee

the receipt whereof is acknowledged we the said Harry J Sarkiss and wife, M. Mildred Sarkiss

do grant, bargain, sell and convey unto the said Horace W Lee and Patsy Thomas Lee

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25
in Township 19 of Range 3 West; Surface rights only;
Subject to existing rights of way for public roads and utility lines;
Containing 60 acres, more or less and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Horace W Lee and Patsy Thomas Lee

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 hand s and seal,

this 14th day of February, 1955

WITNESSES:

Harry J. Sarkiss (Seal.)
M. Mildred Sarkiss (Seal.)
____ (Seal.)
____ (Seal.)



State of ALABAMA

BOOK 171 PAGE 409

Jefferson COUNTY

I, George T. Dammill, a Notary Public in and for said County, in said State, hereby certify that Harry J. Sarkiss and wife, M. Mildred Sarkiss, 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 14th day of February, 1945
George T. Dammill As Notary Public
My Commission Expires June 28, 1954

State of Alabama
Jefferson COUNTY

I, George T. Dammill, a Notary Public in and for said County, in said State, do hereby certify that on the 14th day of February, 1945, came before me the within named M. Mildred Sarkiss known to me to be the wife of the within named Harry J. Sarkiss 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 14th day of February, 1945
George T. Dammill As Notary Public
My Commission Expires June 28, 1954

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
has been paid on the within
instrument as required
by law.
L. C. WALKER
Judge of Probate

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within Deed
was filed for record the 18th day of Feb, 1945, at 8 o'clock P.
and recorded in Book 171 Page 408, and the Mortgage Tax of
Deed Tax of 20 has been paid.
L.C. Walker Judge of Probate