

See mly 234
page 34

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2895

value 7 900.00

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age
230

State of Alabama

SHELBY

County

Know All Men By These Presents,

see mly

That in consideration of \$100.00 and other good and valuable consideration, and the execution by the grantees of a mortgage for \$5,800.20, payable to the grantor on the property hereinafter described, and also the execution of a second mortgage by the grantees herein, payable to the grantor herein on other property for \$2,000.00 to the undersigned grantor Augusta Saxon Cobb, a widow

in hand paid by Fred Wood and wife, Mildred Earl Wood

the receipt whereof is acknowledged I the said Augusta Saxon Cobb

do grant, bargain, sell and convey unto the said Fred Wood and wife, Mildred Earl Wood

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

Shelby

County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, Township 19, Range 1 East, described as beginning at the NE corner of said forty acres and run south 160 feet to the South right of way line of the Florida Short Route Highway, thence west along said highway right of way 241 feet to the point of beginning, thence south 210 feet, thence west and parallel with said highway 69 feet, thence north 210 feet to said highway right of way, thence East 69 feet to the point of beginning.

Also, begin at North East corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 27, Township 19, Range 1 East, thence south 160 feet to South margin of Florida Short Route Highway right of way, run west 310 feet to the point of beginning; thence run south 150 feet; thence West 123 feet, thence North 150 feet, thence east 123 feet to point of beginning, being 1/2 acre more or less.

TO HAVE AND TO HOLD Unto the said Fred Wood and wife, Mildred Earl Wood

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 10th day of August, 1954

WITNESSES:

Augusta Saxon Cobb (Seal.)
Augusta Saxon Cobb

State of

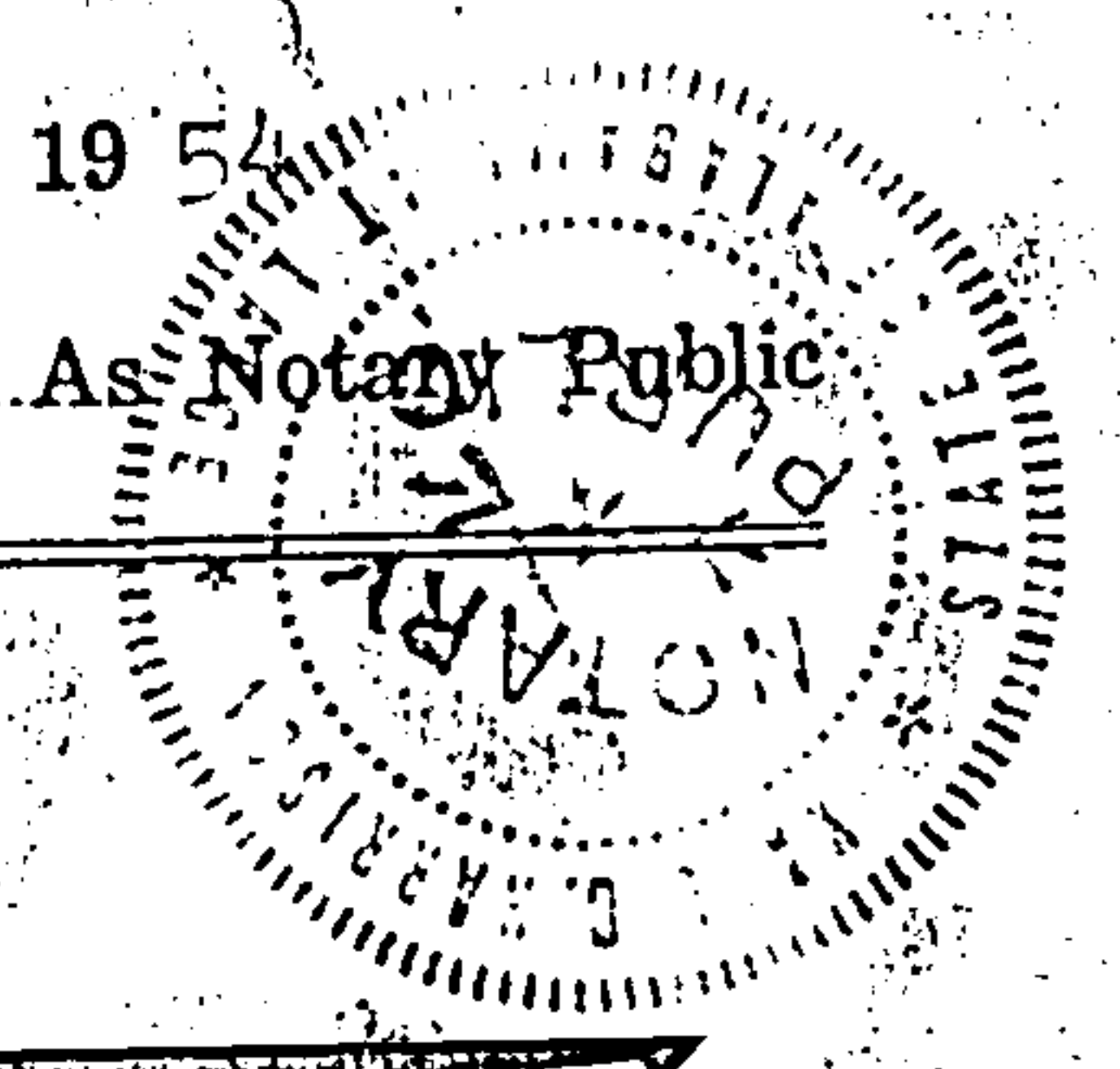
SHELBY

COUNTY

I, Harold Harrison, a Notary Public in and for said County, in said State, hereby certify that Augusta Saxon Cobb, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of August, 1954

Harold Harrison



State of

COUNTY

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 19 day of August 1955 at 3 o'clock PM and recorded in Book 125 Page 116, and the Mortgage Tax of 20 Cts. has been paid.

ALABAMA
COUNTY
Tax
with