

# 12.10 Feb. 1955

3073

State of Alabama }  
SHELBY County }

BOOK 172 PAGE 493  
Know All Men By These Presents,

That in consideration of TEN THOUSAND FIVE HUNDRED FIFTY AND NO/100 (\$10,550.00) DOLLARS to the undersigned grantors Gladys F. Watts and husband, John M. Watts in hand paid by William P. Powers, Jr. and wife, Rubye C. Powers the receipt whereof is acknowledged we the said Gladys F. Watts and John M. Watts do grant, bargain, sell and convey unto the said William P. Powers, Jr. and Rubye C. Powers as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

N $\frac{1}{2}$  of SE $\frac{1}{4}$ , and E $\frac{1}{2}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 34, Township 20, Range 1 East; and the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 35, Township 20, Range 1 East. Containing in all 140 acres more or less.

TO HAVE AND TO HOLD Unto the said William P. Powers, Jr. and Rubye C. Powers

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 seal, this 27th day of April, 1955.

WITNESSES: Gladys F. Watts (Seal.) John M. Watts (Seal.)

State of ALABAMA }  
SHELBY COUNTY }

I, Walter W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that Gladys F. Watts and husband, John M. Watts 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 27th day of April, 1955. Walter W. Wallace, Jr. As Notary Public

STATE OF ALABAMA, SHELBY COUNTY I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 28 day of April 1955, at 10 o'clock P.M. and recorded in Deed Record 172, Page 493, and the Mortgage Tax of Deed Tax of 11.00 has been paid.

I, L.C. Walker, Judge of Probate State, do hereby certify that on the day of the within named 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.