

State of Alabama

Shelby

County

BOOK 173 PAGE 79

Know All Men By These Presents,

That in consideration of Two Hundred Fifty & no/100----- DOLLARS

to the undersigned grantors, J. C. Brumbaugh & Ethel L. Brumbaugh(husband & wife)

in hand paid by Thomas L. Cole, Jr., and Louise Baker Cole(husband & wife)

the receipt whereof is acknowledged we the said J. C. Brumbaugh & Ethel L. Brumbaugh

do grant, bargain, sell and convey unto the said Thomas L. Cole, Jr., and Louise Baker Cole

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

Shelby

County, Alabama, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 19, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commencing at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 28, Township 19 S, Range 2 East, Shelby County, Alabama and run along the Eastern boundary line of said forty, N 2 deg 9 min West 682.97 ft., to the North right of way line of the Florida Short Route, also known as Highway No. 91, thence along the North right of way of said highway N 77 deg West 279.8 ft., for point of beginning and from said point of beginning run North 1 deg 50 min W 300 ft., thence North 77 deg, West 194.2 ft., more or less to the East line of what is known as Brumbaugh Road, thence along the East side of said road South 11 deg., East 317.6 ft., to the North right of way line of said highway No. 91, thence along the North right of way line of said highway South 77 deg, East 167.8 ft., to point of beginning.

TO HAVE AND TO HOLD Unto the said Thomas L. Cole, Jr. and Louise Baker Cole

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 9th day of March, 1954.

WITNESSES:

J. C. Brumbaugh (Seal.)
Ethel L. Brumbaugh (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, *Lula G. Kimbrough*, a Notary Public in and for said County, in said State, hereby certify that J. C. Brumbaugh & Ethel L. Brumbaugh (husband & wife) whose name s. 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 9th day of March 1954

Lula G. Kimbrough As Notary Public

State of

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 12 day of May 1955, at 1 o'clock P.M. and recorded in Book 123 Page 24, and the Mortgage Tax of State, Deed Tax of 50 has been paid.

to be the wife of the within named 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 day of 19

As Notary Public