

State of Alabama

SHELBY County

KNOW ALL MEN BY THESE PRESENTS,

DOLLARS

That in consideration of Fifteen Hundred and no/100-----
and other valuable considerations
to the undersigned grantor Margaret Borland, a widow

in hand paid by Harold Wendell Ryals and Joyce C. Ryals, husband and wife

the receipt whereof is acknowledged I the said Margaret Borland, a widow

do grant, bargain, sell and convey unto the said Harold Wendell Ryals and Joyce C. Ryals

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

SHELBY County, Alabama, to-wit:

Apart of the East one-half of the Northwest Quarter of Section 26, Township 19 Range 1 West, particularly described as follows: Begin at the point of intersection of the West line of the East one-half of said Northwest Quarter of Section 26, Township 19, Range 1 West, with the North line of Florida Short Route Highway, thence North along said West line of said East one-half a distance of 1050 feet, thence East and parallel with the North line of said Highway 262.5 feet, thence South 3 degrees 30' East 518.11 feet, more or less to a settlement road, thence Southerly and along said settlement road a distance of 591 feet, more or less, to a point on the North line of the Florida Short Route Highway at a point 150½ feet East of the point of beginning of the property herein conveyed, run thence West along the North line of said Highway a distance of 150.5 feet to point of beginning.

It is understood and agreed that the settlement road separating the property herein described from the property on the East thereof shall be and remain a driveway or right of way in favor of The Grantees herein and the owners of the property adjoining the property herein described on the East and neither party shall obstruct or block said highway at any time.

Subject to 1955 taxes
TO HAVE AND TO HOLD Unto the said Harold Wendell Ryals and Joyce C. Ryals

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 except 1955 taxes

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 1st day of June, 1955

WITNESSES:

Margaret Borland (Seal.)
Margaret Borland

State of ALABAMA

JEFFERSON COUNTY

a Notary Public in and for said County, in said State,

I, T. E. Bonner

hereby certify that Margaret Borland, 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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 1st

day of June, 1955

Notary Public.

I, L. C. Walker, Judge of Probate, hereby certify that the within was filed for record the 2 day of June 1955, at 8 o'clock and recorded in Record 173 Page 271, and the Mortgage Tax of Deed Tax of 1.80 has been paid. L. C. Walker Judge of Probate