

2492

BOOK 173 PAGE 306

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of Seven Hundred Ten & no/100----- DOLLARS

to the undersigned grantors, James F. Turner and Gertrude Turner in hand paid by Charles C. Littleton and Earon Littleton

the receipt whereof is acknowledged we the said James F. Turner and Gertrude Turner (husband and wife)

do grant, bargain, sell and convey unto the said Charles C. Littleton and Earon Littleton (husband & wife)

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

Shelby

County, Alabama, to-wit:

A lot in the Town of Columbiana, Shelby County, Alabama, being a part of the E 1/2 of the SE 1/4 of Section 23, Township 21, Range 1 West, more particularly described as follows: Commencing at a point on the West side of Main Street 609 feet North of the Northeast corner of what is known as the J. L. Peters residence lot, said point being 15 feet more or less South of a large ditch or gully, which point is also the NE corner of the H. L. Nichols lot, thence Northly along the West line of Main Street 345 feet to the point of beginning of the lot herein conveyed; thence 84 degrees 50 minutes to the left 150 feet, thence 95 degrees 10 minutes to the left 145 feet, thence 95 degrees 10 minutes to the right, 262 feet, thence 84 degrees 50 minutes to the right 267 feet to the West line of the Right of way of the Southern Railroad, thence 44 degrees 20 minutes to the right 74.2 feet along the Western right of way of said railroad, thence 53 degrees to the right, 373 feet to the Western line of the Columbiana-Chelsea highway, also known as Main Street, thence 84 degrees, 50 minutes to the right along the Western right of way of said highway 168 feet to the point of beginning and containing 2.54 acres more or less.

TO HAVE AND TO HOLD Unto the said Charles C. Littleton and Earon Littleton

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 and seal,

this 11th day of June, 1955.

WITNESSES:

James F. Turner (Seal.)

Gertrude Turner (Seal.)

(Seal.)

(Seal.)

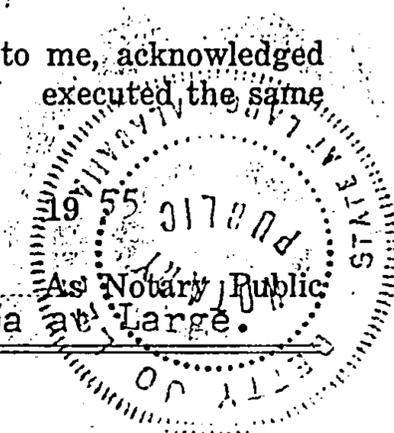


SHELBY COUNTY

I, Betty Jo Lee, a Notary Public for the State of Alabama at Large, hereby certify that James F. Turner & wife Gertrude Turner 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 11th day of June

Betty Jo Lee
As Notary Public
For The State of Alabama at Large.



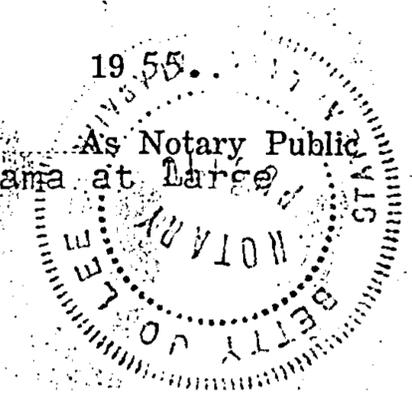
State of ALABAMA

SHELBY COUNTY

I, Betty Jo Lee, a Notary Public for the State of Alabama at Large, do hereby certify that on the 11th day of June, 1955, the within named Gertrude Turner known to me to be the wife of the within named James F. Turner 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 11th day of June

Betty Jo Lee
As Notary Public
for the State of Alabama at Large.



STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that \$1.00 mortgage Tax 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 13 day of June, 1955, at 5 o'clock P.M. and recorded in Deed Record 173 Page 306 and the Mortgage Tax of Deed Tax of 1.00 has been paid.
L.C. Walker Judge of Probate