

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of One and No/100

DOLLARS

to the undersigned grantors James S. Plant and Norma F. Plant, as wife of James S. Plant, and individually  
in hand paid by I. A. Faust and Annie Lucille Faust

the receipt whereof is acknowledged we the said James S. Plant and Norma F. Plant, as wife of James S. Plant, and individually

do grant, bargain, sell and convey unto the said I. A. Faust and Annie Lucille Faust

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

Shelby County, Alabama, to-wit:

All that part of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 16,  
Township 22, Range 3 West, lying on the West  
side of the Montevallo-Elyton road.

TO HAVE AND TO HOLD Unto the said I. A. Faust and Annie Lucille Faust

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; except for a certain mortgage executed by Ansel Ray Pollard, and wife, Anna B. Pollard to Rebecca Sue McGaughy recorded in Mortgage Book 227 Page 293, Probate Office, Shelby County, Alabama.  
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 seals,

this 1st., day of May, 1954

WITNESSES:

*James S. Plant* (Seal.)

*Norma F. Plant* (Seal.)

State of

SHELBY

COUNTY

I, John Foshee, a Notary Public in and for said County, in said State, hereby certify that James S. Plant and Norma F. Plant, as wife of James S. Plant, and individually 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 1st. day of May 19 54

*John Foshee* 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 *25* day of *July*, 19*55*, at *1* o'clock, *M.* and recorded in *Record* Page *86*, and the Mortgage Tax of *Deed* Tax of *350* has been paid.

*L.C. Walker* Judge of Probate