

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

BOOK 174 PAGE 93

That in consideration of Five Hundred Dollars and other good and valuable consideration ~~XXXXXX~~

to the undersigned grantor J. D. Anderson and wife, Vessie M. Anderson

in hand paid by Robert E. Coe and Jewel D. Coe

the receipt whereof is acknowledged We the said J. D. Anderson and wife, Vessie M. Anderson

do grant, bargain, sell and convey unto the said Robert E. Coe and Jewel D. Coe

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

SHELBY

County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 30, Township 18, Range 2 East, described as follows: Commencing at the northeast corner of said forty and run south along the east line of said forty (south 2 degrees 45 minutes east) a distance of 320 feet to point of beginning of the land herein conveyed; thence run west a distance of 72 feet to the east margin of Howard Street according to map of Legion Heights as recorded in the Probate Office of Shelby County, Alabama; thence run in a southeastly direction along the east margin of Howard Street to the intersection with the east line of said forty; thence run north 2 degrees 45 minutes west along the east line of said forty a distance of 220 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Robert E. Coe and Jewel D. Coe

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 19th day of July, 1955.

WITNESSES:

Francis Warren
Francis Warren

J. D. Anderson (Seal.)
J. D. Anderson
Vessie M. Anderson (Seal.)
Vessie M. Anderson (Seal.)

State of ALABAMA

SHELBY

County

I, Francis Warren

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

hereby certify that J. D. Anderson and wife, Vessie M. Anderson

whose names are signed to the foregoing conveyance, and who are know 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

19th

day of

July

1955

Francis Warren

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 26 day of July, 1955 at 8 o'clock, P.M. and recorded in Book 124 Page 93 and the Mortgage Tax of \$1.00 has been paid.

Judge of Probate