

4337

State of Alabama

BOOK 174 PAGE 377

SHELBY

County

Know All Men By These Presents,

That in consideration of TWO THOUSAND AND NO/100 (\$2,000.00)

DOLLARS

to the undersigned grantors Howard R. Foster and wife, Velma Foster

in hand paid by G. S. Perry and wife, Kate Perry

the receipt whereof is acknowledged we the said Howard/Foster and Velma Foster

do grant, bargain, sell and convey unto the said G. S. Perry and Kate Perry

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

Shelby

County, Alabama, to-wit:

That part of SE 1/4 of SE 1/4 of Section 22, Township 19, Range 1 East described as follows: Begin at the SW corner of said forty acres and run thence East 395 feet; thence run North 216 feet to the right of way of Florida Short Route Highway; thence run Southwesterly 395 feet; thence run South 10 feet to the point of beginning, containing 1 acre more or less.

TO HAVE AND TO HOLD Unto the said G. S. Perry and Kate Perry

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 17th day of August, 1955.

WITNESSES:



Howard R. Foster (Seal.)
Velma Foster (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Walter W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that Howard R. Foster and wife, Velma Foster 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 17th day of August 19 55.

Walter W. Wallace, Jr. 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 17 day of Aug 1955 at 1 o'clock P.M. and recorded in Deed Record 174 Page 377 and the Mortgage Tax of Deed Tax of 2.00 has been paid.

L.C. Walker Judge of Probate

the husband.

Given under my hand and official seal this the day of

has been in my hands by law. 1955 STATE OF ALABAMA