

11.55 Federal Stamp

1496

3572.55

6922.55

State of Alabama

SHELBY

County

BOOK 174 PAGE 481

Know All Men By These Presents,

That in consideration of \$100.00 and other good and valuable consideration and the assumption by the grantees of that certain mortgage from the grantors herein to Birmingham Trust National Bank dated March 6, 1953, for the unpaid principal balance of \$6,927.45

to the undersigned grantor Carlos C. Warren and wife, Mary Kathryn Warren

in hand paid by Harper C. Reeves and Nora Lee Reeves

the receipt whereof is acknowledged we the said Carlos C. Warren and wife, Mary Kathryn Warren

do grant, bargain, sell and convey unto the said Harper C. Reeves and Nora Lee Reeves

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

Shelby County, Alabama, to-wit:

Commence at the northwest corner of Lot No. 28 in Block No. 2 according to the location thereof as shown by the Nickerson & Scott Survey of a part of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 35, and of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, all in Township 20, Range 3 West, as shown by map on file in the office of the Judge of Probate of Shelby County, Alabama, and run thence in an easterly direction and perpendicular to the right of way line of the Birmingham-Montgomery paved highway a distance of 246 feet to the point of beginning of the lot herein conveyed; run thence south and parallel with the east right of way line of said Birmingham-Montgomery Highway for a distance of 200 feet; run thence in an easterly direction and perpendicular to the Birmingham-Montgomery Highway right of way for a distance of 100 feet; run thence in a northerly direction parallel with the Birmingham-Montgomery Highway a distance of 200 feet; run thence in a westerly direction perpendicular to the Birmingham-Montgomery Highway a distance of 100 feet to the point of beginning, and being a part of Lots No. 25, 26, 27 and 28 in Block No. 2 of Nickerson & Scott Survey. The measurements given in the above description have as their bases the location of the above described lots and blocks as shown by the map of said Nickerson & Scott Survey, as originally filed, and not according to the widening of the Birmingham-Montgomery Highway in the year 1936.

There is no right of way or alley reserved or conveyed on the south side of the above described tract of land.

TO HAVE AND TO HOLD Unto the said Harper C. Reeves and Nora Lee Reeves

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 27 day of August, 1955

WITNESSES:

Carlos C. Warren (Seal.)
Mary Kathryn Warren (Seal.)
(Seal.)
(Seal.)

SHELBY COUNTY

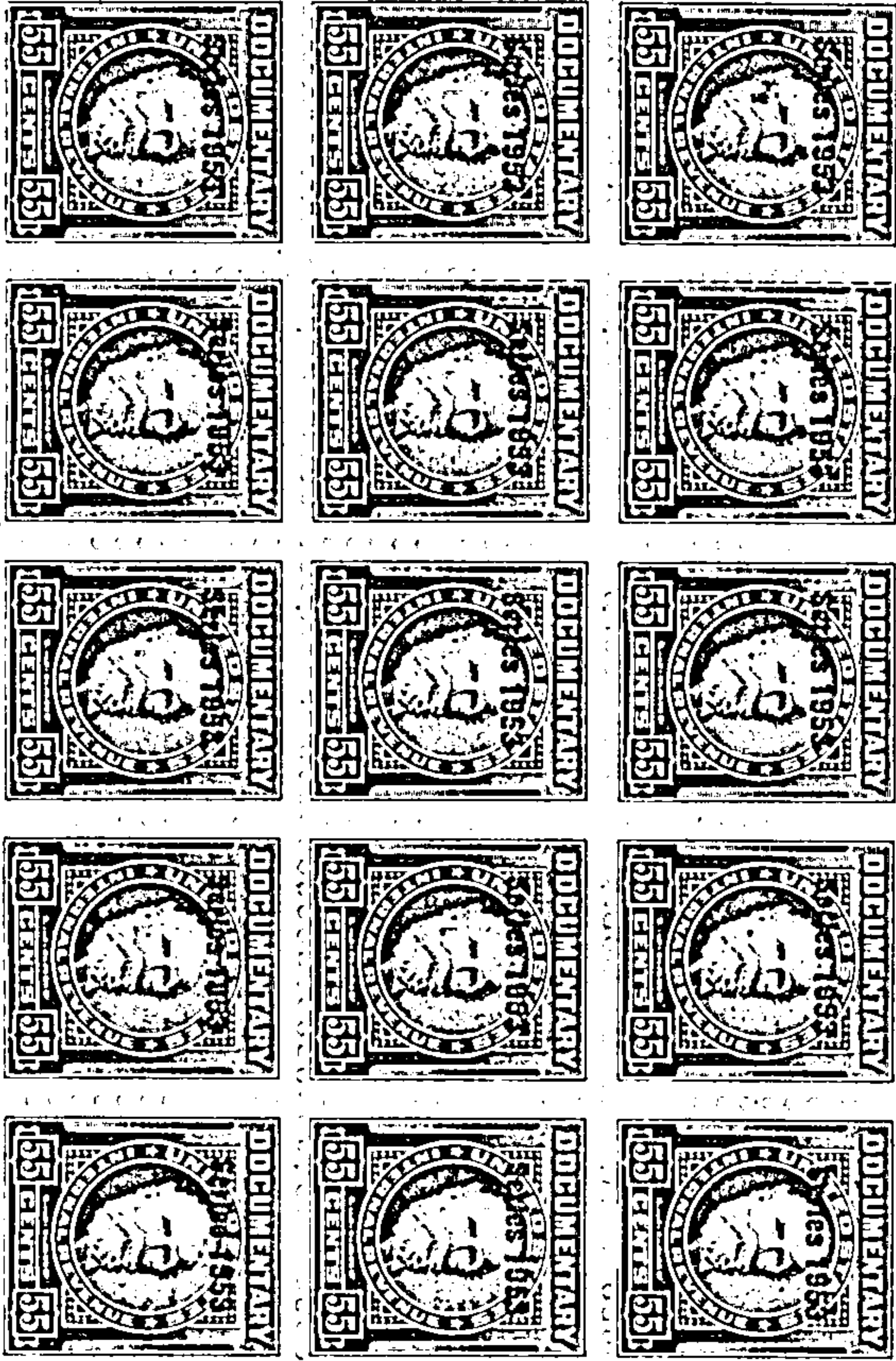
I, Herb G. Harrison, a Notary Public in and for said County, in said State, hereby certify that Carlos C. Warren and wife, Mary Kathryn Warren whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of August 19 55
Herb G. Harrison As Notary Public
for Shelby County Alabama

State of _____
COUNTY _____

I, _____, a Notary Public in and for said County, in said State, do hereby certify that on the _____ day of _____, 19 _____, came before me the within named _____ known to me to be the wife of the within named _____ 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 _____ day of _____ 19 _____
_____ As Notary Public



STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 10.50 has been paid
in instrument Tax
by law.



STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within Deed
was filed for record the 27 day of Aug, 19 55 at 2 o'clock, PM
and recorded in Deed Record 174 Page 481, and the Mortgage Tax of _____
Deed Tax of 10.50 has been paid.
L.C. Walker Judge of Probate