

State of Alabama

4508

64.95 Feb 1956

SHELBY

County

BOOK

174

PAGE 489

That in consideration of One Thousand and no/100 (\$1,000.00) ----- DOLLARS
and other good and valuable considerations,

to the undersigned grantor Augusta Saxon Cobb

in hand paid by Thomas A. Nelson and Virginia J. Nelson

the receipt whereof is acknowledged I the said Augusta Saxon Cobb, a widow

do grant, bargain, sell and convey unto the said Thomas A. Nelson and Virginia J. Nelson

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

Shelby

County, Alabama, to-wit:

Commencing at the Southwest corner of Section 22, Township 19 South, Range 1 East, and run thence in an Easterly direction along the South boundary of said Section 510 feet for point of beginning of the land herein conveyed; which is marked by an iron pin set in concrete, from said point run thence in a Northerly direction along a line extended from said point to a point on the North boundary of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section, which is 837.4 feet East of the Northwest corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$, 850 feet; run thence in an Easterly direction and parallel with the South boundary of said Section 260 feet; run thence in a Southerly direction and parallel with the West boundary of lot 850 feet, more or less, to the South boundary of said Section; run thence in a Westerly direction along South boundary of said Section 260 feet to a point of beginning, all corners being marked by an iron pin set in concrete, said lot containing 5 acres, more or less, and being situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 22, Township 19 South, Range 1 East.

Subject to easements to the Alabama Power Company conveyed by instruments recorded in Book 111 at Page 154 and in Book 109 at Page 288 in the Probate Office of Shelby County, Alabama.

This property is conveyed subject to that certain mortgage executed by Carl D. Moore and wife, Ruby L. Moore to Jefferson Federal Savings & Loan Association of Birmingham, dated April 8, 1952 and recorded in Book 222, at Page 471 in the Probate Office of Shelby County, Alabama, which said mortgage grantees assume and agree to pay as a part of the consideration hereof.

TO HAVE AND TO HOLD Unto the said Thomas A. Nelson and Virginia J. Nelson

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as above set forth and taxes for the current year due October 1, 1955, assumed by grantees.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 24th day of August, 1955.



Augusta Saxon Cobb (Seal.)
Augusta Saxon Cobb

State of ALABAMA

JEFFERSON

COUNTY

I, Sam C. Porter

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

hereby certify that Augusta Saxon Cobb, a widow

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August, 1955.

Sam C. Porter

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 24 day of Aug, 19 55 at 1 o'clock, PM
and recorded in Book 174 Page 489, and the Mortgage Tax of
Deed Tax of 4.50 has been paid.
Judge of Probate