

4709

BOOK 175 PAGE 92

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of ONE THOUSAND AND NO/100 -----DOLLARS

to the undersigned grantor Barber Holcombe (A. B. Holcombe) and wife, Ida Holcombe
in hand paid by Virgie Glass Arthur and husband, Dennis Arthur

the receipt whereof is acknowledged we the said Barber Holcombe (A. B. Holcombe) and wife, Ida Holcombe

do grant, bargain, sell and convey unto the said Virgie Glass Arthur and husband, Dennis Arthur

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

Shelby County, Alabama, to-wit: The North Half of the SW $\frac{1}{4}$ of Section 32, in Township 21, Range 1 West, and Also a part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 21, Range 1 West described as follows: Beginning at the SE corner of said forty acres; thence running North along the East line of the same to the 1 acre of land owned by William Simmons, which 1 acre tract is in the NE corner of said forty acres; thence West along the South side of said 1 acre of land to the Southern Railroad; thence South along said Railroad right of way to the South line of said forty; thence East along the South line of said forty acres to the point of beginning.

Situated in Shelby County, Alabama.



TO HAVE AND TO HOLD Unto the said Virgie Glass Arthur and husband, Dennis Arthur

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, s

this 7th day of September , 1955

WITNESSES:

Barber & Holcombe (Seal.)

Ida Holcombe (Seal.)

State of Alabama

Shelby

COUNTY

I, Handy Ellis, a Notary Public in and for said County, in said State, hereby certify that Barber Holcombe (A. B. Holcombe) and wife, Ida Holcombe 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 7th day of September 1955.

Handy Ellis As Notary Public
State at Large
For Alabama

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 12 day of Sept, 1955 at 10 o'clock, and recorded in Deed Record 175 Page 92, and the Mortgage Tax of Deed Tax of 1.00 has been paid.

I, do hereby certify that the within conveyance, acknowledged that

Judge of Probate