

6 1.10 2nd May

State of Alabama

Shelby

County

BOOK 175 PAGE 489

Know All Men By These Presents,

That in consideration of \$200.00 and other good and valuable consideration & the assumption by the grantees of that certain mortg. from the grantors herein to Claude Finley for the original amount of \$1169.10 and being dated May 24, 1952, and recorded in Mortgage Book 223 Page 287 in the Probate Office of Shelby County, Alabama, to the undersigned grantor Sadie M. Coshatt, a widow, and Wesley Vance Coshatt, a single man, in hand paid by J. D. Driver and Vera Driver

the receipt whereof is acknowledged we the said Sadie M. Coshatt, a widow, and Wesley Vance Coshatt, a single man

do grant, bargain, sell and convey unto the said J. D. Driver and Vera Driver

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

Shelby

County, Alabama, to-wit:

Begin at the southeast corner of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 34, Township 19, Range 2 East and run west along the section line 226 feet, more or less, to the east line of the Florida Short Route, sometimes known as U. S. Highway No. 91, and thence run northwesterly along said highway line, 700 feet, more or less, to the southmost corner of the lot formerly owned by Claude Finley to the point of beginning; run thence in a northeasterly direction perpendicular to said highway line 220.5 feet; thence run northwesterly parallel to said highway line 100 feet; thence run southwesterly, perpendicular to said highway line 220.5 feet to an intersection with said highway line; thence run southeasterly along said highway line 100 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said J. D. Driver and Vera Driver

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 21<sup>st</sup> day of August, 1954.

WITNESSES:

Sadie M. Coshatt (Seal.)  
Wesley Vance Coshatt (Seal.)

State of

ALABAMA

SHELBY

COUNTY

I, Harold Harrison, a Notary Public in and for said County, in said State, hereby certify that Sadie M. Coshatt, a widow, and Wesley Vance Coshatt, a single man, 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 21<sup>st</sup> day of August 1954

Harold Harrison As Notary Public

State of

COUNTY

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 Oct. 1955 at 8 o'clock, P. and recorded in Deed record 125 Page 489, and the Mortgage Tax of 1.00 has been paid.

Judge of Probate

ALABAMA  
COUNTY  
C. WALL  
as req  
on the  
Prin  
by