

665

State of Alabama

Shelby

County

Know All Men By These Presents, BOOK 176 PAGE 275

That in consideration of One and no/100-----DOLLARS

to the undersigned grantors Luther Lincoln Penn and Sadie Gardner Penn in hand paid by each other

the receipt whereof is acknowledged we the said Luther Lincoln Penn and Sadie Gardner Penn

do grant, bargain, sell and convey unto the said Luther Lincoln Penn and Sadie Gardner Penn

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

County, Alabama, to-wit:

A certain lot or parcel of land located in the Town of Montevallo, Alabama, in the NW 1/4 of Fractional Section 3, Township 24 North, Range 12 East and more particularly described as follows: Begin at a point on the West line of Dauphin Street, 64 feet South of the point of intersection of the Southerly line of Commerce Street if projected to the Westerly line of said Section 3 with the Westerly line of Dauphin Street; from said point of beginning run South along the West line of Dauphin Street a distance of 64 feet; thence Westerly perpendicular to Dauphin Street a distance of 100 feet; thence Northwardly parallel with Dauphin Street 64 feet; thence Easterly parallel with Commerce Street, a distance of 100 feet to the point of beginning.

This deed is executed with the intended purpose to be certain that the said Luther Lincoln Penn and Sadie Gardner Penn hold this property as joint tenants with the right of survivorship.

TO HAVE AND TO HOLD Unto the said Luther Lincoln Penn and Sadie Gardner Penn 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 and seal, s

this 21st day of October, 1955.

WITNESSES:

Luther Lincoln Penn (Seal.)
Sadie Gardner Penn (Seal.)
(Seal.)
(Seal.)

State of Alabama

Shelby COUNTY

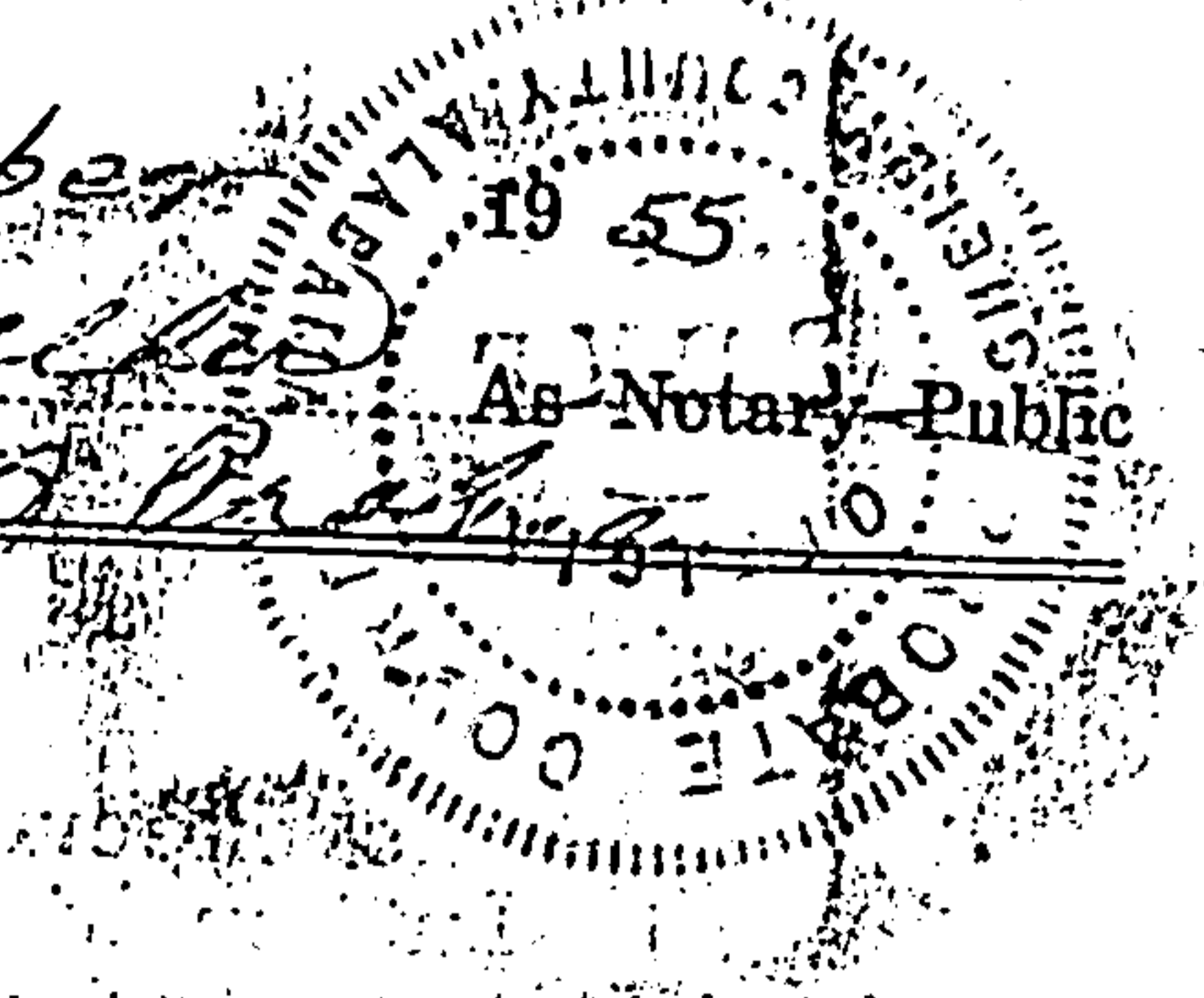
*L.C. Walker*

*Judge, Probate*

I, hereby certify that Luther Lincoln Penn and Sadie Gardner Penn 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 17 day of November

*L.C. Walker*  
As Notary Public



State of

COUNTY

I, do hereby certify that on the day of , a Notary Public in and for said County, in said State, the within named , 19 , came before me to be the wife of the within named known to me 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  
L.C. WALKER  
NOTARY PUBLIC  
I hereby certify that the within named as required by law.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within *Sadie* was filed for record the *17* day of *Nov*, 19*55* at *8* o'clock, *P* and recorded in *Book 176 Page 276*, and the Mortgage Tax of *.50* has been paid.

*L.C. Walker*  
Judge of Probate