

692

STATE OF ALABAMA)

SHELBY COUNTY

BOOK 176 PAGE 285

KNOW ALL MEN BY THESE PRESENTS,



That in consideration of Three Thousand Three Hundred and Fifty and No/100(\$3,350.00)DOLLARS And other good and valuable considerations.

to the undersigned grantors Carl E. Lind and wife Ruby W. Lind

in hand paid by Paul Bradford Smith, Jr. and wife Louise W. Smith

the receipt whereof is acknowledged we the said Carl E. Lind and wife Ruby W. Lind

do grant, bargain, sell and convey unto the said Paul Bradford Smith, Jr. and wife Louise W. Smith

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

All of the North Half of Fractional "B" of Section 12; Township 24, Range 12, East, EXCEPT a triangular strip thereof on the North side thereof described as beginning at the Northwest corner of said Fractional "B" and running thence South 186 yards; thence in a Northeasterly direction to the Northeast corner of said Fractional "B"; thence West along the North line of said Fraction "B" to the point of beginning; the part herein conveyed of said Fraction "B" containing 39 acres, more or less.

Also, conveying 3 acres, more or less, described as beginning at the Southeast corner of Fractional "A" of Section 12, Township 24, Range 12 East, and running thence West along the South line of said Fraction "A" a distance of 120 yards to a stake; thence in a North-easterly direction along a country neighborhood road leading from Montevallo and Montgomery public road in the direction of the home of D.H. Mitchell for a distance of 155 yards, more or less, to an iron stake on the line of the said Montevallo and Montgomery public road; thence in a Southeasterly direction along the line of said public road a distance of 85 yards, more or less, to the Section line between Sections 12 and 17; thence South along said Section line a distance of 79 yards to the point of beginning.

Also a triangular tract of land lying in the Northeasterly part of Fraction B of Section 12, Township 24, Range 12 East, further described as beginning at the Northeast corner of said Fraction B for a point of beginning, thence running West 120 yards to the Easterly boundary of a road; thence running South westerly along the Easterly boundary of said road approximately 52 yards to the other property of grantors in said Fraction B; thence running in a Northeasterly direction approximately 135 yards to the point of beginning.

Also there is excepted, however, from the lands in Fraction "B" an acre and a fraction described as follows, to wit; Beginning at a point upon the West line of said country neighborhood road, as described above, which is intersected by the line between the lands of R.M. Bean and H.F. Moody, and running thence Southerly along said line of said last named country neighborhood road a distance of 210 feet; thence Westerly parallel with said division line between the lands of said Bean and Moody as aforesaid, a distance of 215 feet, thence North-erly perpendicular to said division line between said Bean and Moody, a distance of 210 feet to said division line; thence Easterly along said division line a distance of 215 feet to the point of beginning on said Westerly line of said neighborhood road, being in Section 12, Township 24, Range 12 East. Subject to Right of Way deed to Shelby County and Transmission Line permits to Alabama Power Company.

TO HAVE AND TO HOLD Unto the said Paul Bradford Smith, Jr. and Wife Louise W. Smith 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 gran-tee, 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. Except 1956 property taxes assumed by Grantees herein.

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 seals, this 11th day of November, 1955.

WITNESSES:

*A. Smith*

*Carl E. Lind* (Seal)  
Carl E. Lind  
*Ruby W. Lind* (Seal)  
Ruby W. Lind  
(Seal)

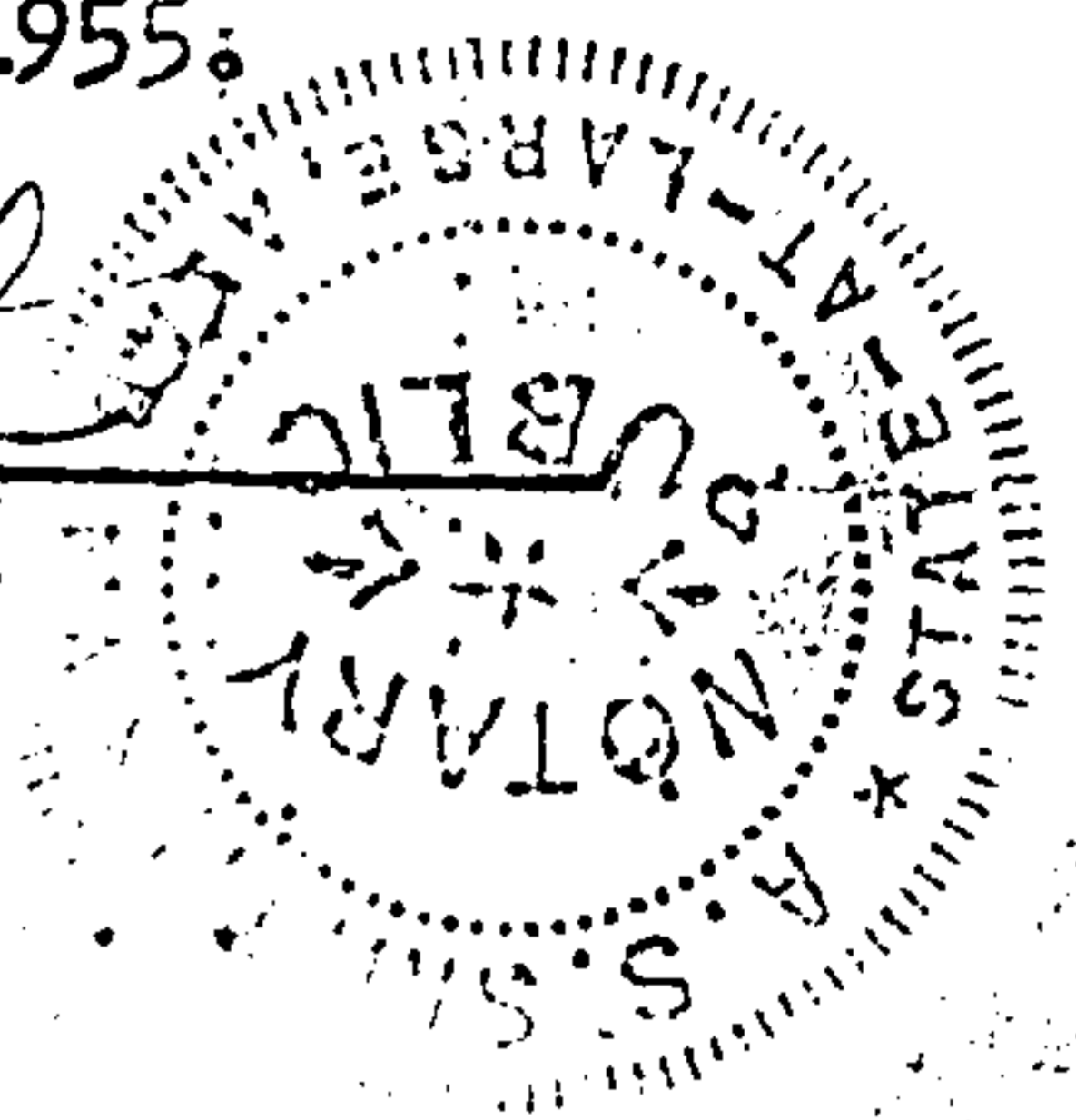


JEFFERSON COUNTY

I, A. S. Smith, a Notary Public in and for said County, in said State,  
 hereby certify that Carl E. Lind and Wife Ruby W. Lind  
 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 11th day of November, 1955.

*A. S. Smith*  
 \_\_\_\_\_  
 Notary Public



STATE OF ALABAMA  
 SHELBY COUNTY  
 I hereby certify that  
 \$ 3.50 Privilege Tax  
 has been paid on the within  
 instrument as required  
 by law.  
 L. C. WALKER,  
 Judge of Probate

*Filed 11/19/55 8 AM*  
*Rec'd tax 3.50 paid*