

State of Alabama 176 PAGE 490

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Dollars and other good and valuable consideration

to the undersigned grantor Benjamin F. Holmes and Margaret Helen Holmes

in hand paid by S. Stanley Swiney and Blanche Swiney

the receipt whereof is acknowledged we the said Benjamin F. Holmes and wife Margaret Helen Holmes

do grant, bargain, sell and convey unto the said S. Stanley Swiney and wife Blanche Swiney

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

Shelby County, Alabama, to-wit:

Part of the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 25, Township 19, Range 1 West, described as beginning at a point 330 feet West of the East line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 25, which point is 1270 feet South of the Florida Short Route Highway right of way, from which point of beginning run West parallel with the South line of such SW $\frac{1}{4}$ of NW $\frac{1}{4}$ 330 feet; thence North at right angle and parallel with the West line of Section 25 to such highway right of way; thence Northeasterly along such right of way to a point which is 330 feet West of the East line of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 25; run thence south 1270 feet to point of beginning, as recorded in the Office of the Judge of Probate of said County.

Subject to transmission line in favor of Alabama Power Company, recorded in Deed Book 111 page 635 in Office of the Probate Judge of Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said S. Stanley Swiney and wife Blanche Swiney

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 6th day of December 1955.

WITNESSES:

Benjamin F. Holmes (Seal.)

Margaret Helen Holmes (Seal.)

State of Alabama

Jefferson COUNTY

I, Mildred S. Townsend a Notary Public in and for said County, in said State,

hereby certify that Benjamin F. Holmes and wife Margaret Helen Holmes

whose name s 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 6th day of December 1955.

Mildred S. Townsend

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 8 day of Dec 1955 at 8 o'clock M. and recorded in Deed Record 176 Page 490 and the Mortgage Tax of Deed Tax of 5.00 has been paid.

Judge of Probate