

State of Alabama

JEFFERSON *Shelby* County

BOOK

177 PAGE 226

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and no/100 (\$1.00) Dollars, and the exchange of property.

to the undersigned grantor, Mountain View Lake Company
a corporation, in hand paid by Paul Barcroft and Edith Little Barcroft
the receipt whereof is acknowledged, the said Mountain View Lake Company

does by these presents, grant, bargain, sell, and convey unto the said Paul Barcroft and wife,
Edith Little Barcroft

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

- Lot No. one, according to Map and Survey of Mountain View Lake Company, First Sector, as made by Charles H. Peay, Jr., C. E., dated March 26th, 1955.



All minerals and mining rights, including oil and gas are excepted, provided however that the owner of said minerals and mining rights, including oil and gas, shall not have the right to disturb the surface, or so construct any mining or extraction of oil and gas so as to deplete or polute the water in any well the Grantee herein may dig.

This conveyance is made subject to certain restrictions on said property more fully set out in that certain instrument recorded in the Probate Office of Shelby County, Alabama, in Volume 172, Page 236.

TO HAVE AND TO HOLD Unto the said Paul Barcroft and wife, Edith Little Barcroft 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 said Mountain View Lake Company does for itself, its successors and assigns, covenant with said Paul Barcroft and wife, Edith Little Barcroft, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except taxes for the now current tax year and as above stated; that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Paul Barcroft and wife, Edith Little Barcroft, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said MOUNTAIN VIEW LAKE COMPANY

has hereunto set its
signature by S. W. Smyer, Jr. its President,
who is duly authorized, and has caused the same to be attested by its Secretary, on this 3rd day of January, 1956.

ATTEST:

MOUNTAIN VIEW LAKE COMPANY

Robert B. Crawford
Secretary.

By *[Signature]* Vice-President.

State of Alabama

JEFFERSON

County

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that S. W. Smyer, Jr., whose name as President of the MOUNTAIN VIEW LAKE COMPANY, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 3rd. day of January, 1956.

Edith M. Walker
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 *4* day of *Jan* 19*56* at *0* o'clock *PM*. and recorded in *172* Page *226* the Mortgage Tax of *5* has been paid. *[Signature]* Judge of Probate.