

1298

State of Alabama

SHELBY

County

Know All Men By These Presents,

BOOK

177

PAGE

237

That in consideration of FIVE THOUSAND AND NO/100 (\$5,000.00)

DOLLARS

to the undersigned grantors Curtis James and wife, Jean James

in hand paid by E. W. Smith and wife, Sarah E. Smith

the receipt whereof is acknowledged we the said Curtis James and wife, Jean James

do grant, bargain, sell and convey unto the said E. W. Smith and wife, Sarah E. Smith

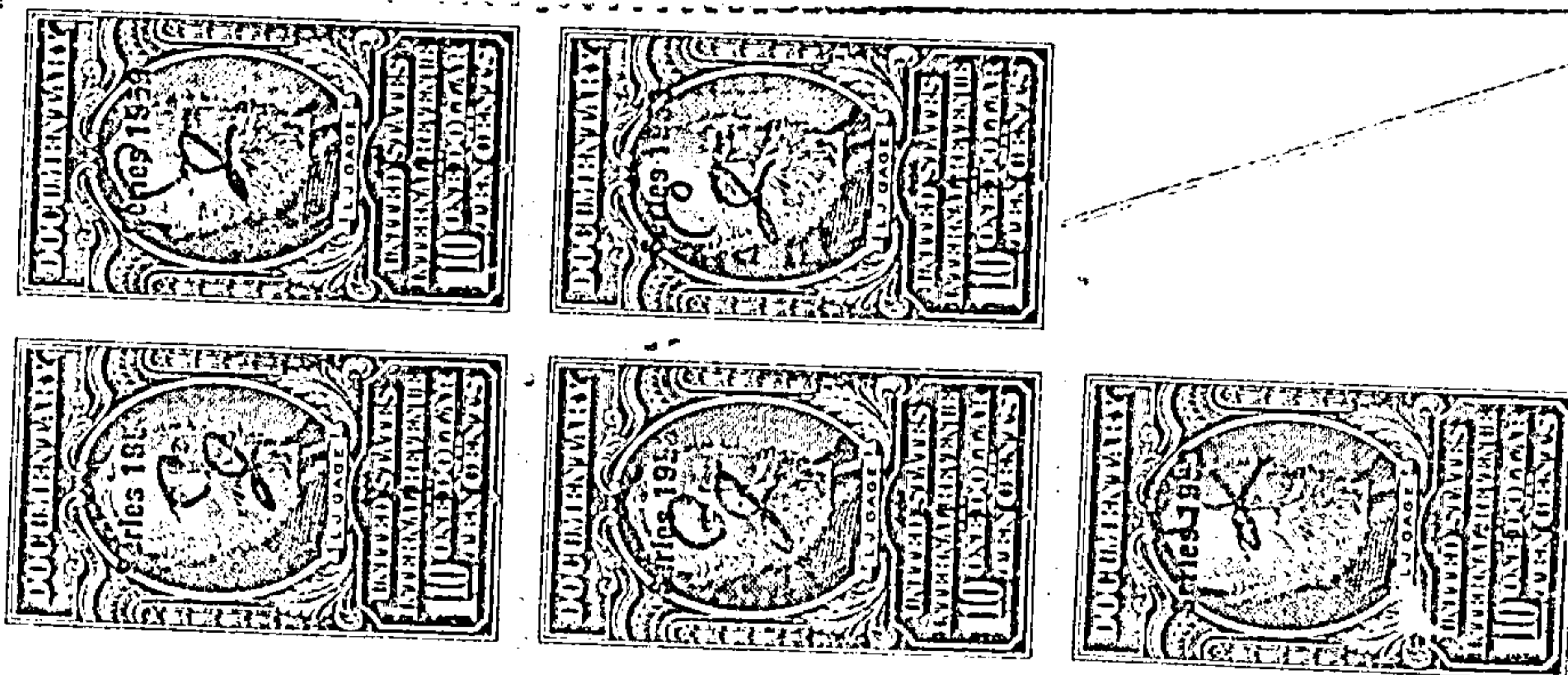
as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

All that portion of the SE 1/4 of NE 1/4 of Section 3, Township 20, Range 2 East, lying West of the Chancellor's Ferry and Harpersville Road and more particularly described as follows:

- Begin at the Southwest corner of said forty acres and run North 1188 feet to said Chancellor's Ferry and Harpersville Road, thence Southeast along west side of said road 1320 feet, more or less, to the South boundary of said SE 1/4 of NE 1/4, thence West along the South boundary of said SE 1/4 of NE 1/4 607 feet, more or less to the point of beginning.



TO HAVE AND TO HOLD Unto the said E. W. Smith and wife, Sarah E. 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 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 5th day of January, 1956.

WITNESSES:

Curtis James (Seal.)

Jean James (Seal.)

State of ALABAMA

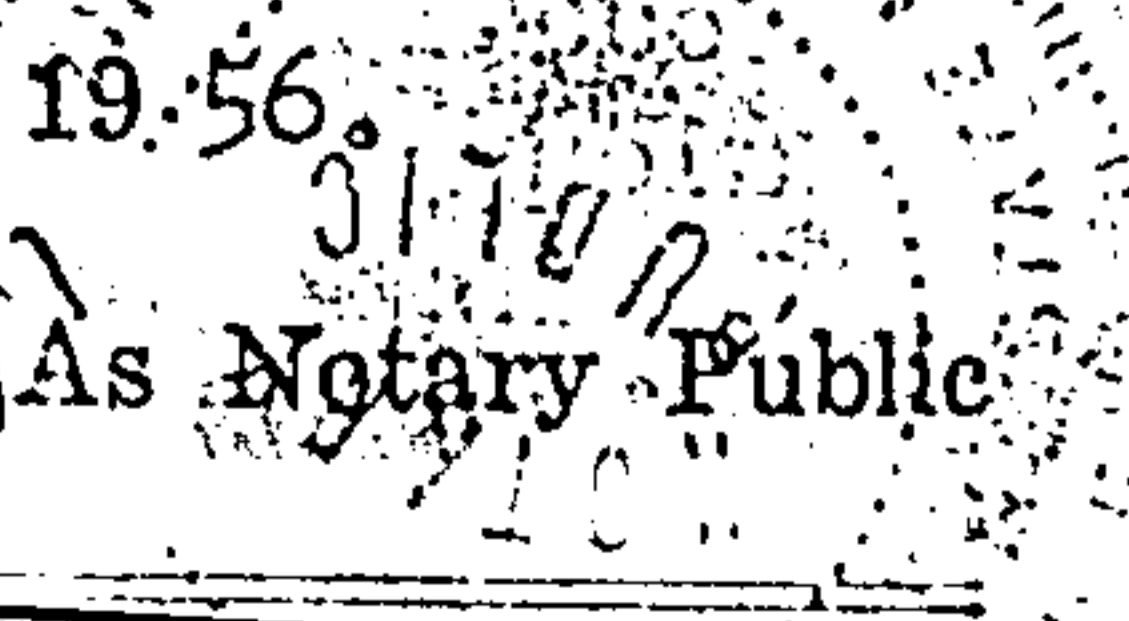
SHELBY

COUNTY

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that Curtis James and wife, Jean James 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 5th day of January

Wales W. Wallace, Jr. As Notary Public



State of

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within *deed* was filed for record the *5* day of *Jan* 1956 at *1* o'clock and recorded in *Deed* record *177* Page *237* and the mortgage tax of *5.00* has been paid.

I do the 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.

Judge of Probate

ate,

known to me

who, being examined