

1521

\$55 Feb 1956

State of Alabama

BOOK 177

PAGE 422

SHELBY

County

Know All Men By These Presents,

That in consideration of FIVE HUNDRED AND NO/100-----

DOLLARS

to the undersigned grantor S. P. M. Fancher

in hand paid by Billy E. Farmer and Mary F. Farmer (husband and wife)

the receipt whereof is acknowledged we the said S. P. M. Fancher and wife, Idells Florence Fancher

do grant, bargain, sell and convey unto the said Billy E. Farmer and Mary F. Farmer

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

Shelby

County, Alabama, to-wit:

A part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 21, Township 20, Range 1 East, more particularly described as follows: Commence at the Northwest corner of said forty and run East along North line of said forty 630 feet; thence South and parallel with the West line of said forty 210 feet; thence West and parallel with the North line of said forty 620 feet to the West line of said forty; thence North along the West line of said forty 210 feet to point of beginning, and containing three acres more or less.

TO HAVE AND TO HOLD Unto the said Billy E. Farmer and Mary F. Farmer

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, s

this 14th day of January, 1956.

WITNESSES:

Mrs. B. O. H. Lander

S. P. M. Fancher (Seal.)
Idella Florence Fancher (Seal.)

State of ALABAMA

SHELBY

COUNTY

State at Large for Alabama

I, Handy Ellis, a Notary Public in and for said County, in said State, hereby certify that S. P. M. Fancher and wife, Idella Florence Fancher 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 14th day of January 1956.

Handy Ellis As Notary Public
State at Large for Alabama

State of

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within named person, who was filed for record the 18 day of Jan 1956 at 3 o'clock P. M. and recorded in Book 177 Page 422 and the mortgage tax of \$2.00 has been paid. I, L. C. Walker, Judge of Probate, who, being examined 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.