

\$1.10 Feb 24/56

1726

STATE OF ALABAMA
SHELBY County } Know All Men By These Presents, BOOK 178 PAGE 71

That in consideration of One Hundred Dollars and other good and valuable consideration ~~DEED~~ to the undersigned grantor M. L. Lester, an unmarried woman in hand paid by W. E. Broome, Sr. and Velma M. Broome the receipt whereof is acknowledged I the said M. L. Lester do grant, bargain, sell and convey unto the said W. E. Broome, Sr. and Velma M. Broome as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

All that part of the SW¹/₄ of SW¹/₄ of Section 2, Township 20, Range 1 West lying east of the Columbiana-Chelsea paved road.

TO HAVE AND TO HOLD Unto the said W. E. Broome, Sr. and Velma M. Broome

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this 3rd day of February, 1956.

WITNESSES:

M. L. Lester (Seal.)

State of ALABAMA
SHELBY County }

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that M. L. Lester, an unmarried woman whose name is signed to the foregoing conveyance, and who is know to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, 19 56

Martha B. Joiner As 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 6 day of Feb 19 56 at 8 o'clock P. M. and recorded in Deed record 178 Page 71 and the mortgage tax of \$5.00 has been paid.
Judge of Probate