

1802

\$2.20 Feb. 1953

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO THOUSAND AND NO/100 (\$2,000) DOLLARS and the assumption by the grantees herein of the mortgaged indebtedness from Stedford J. Isabell and wife, Eloise Isabell to Renol Walton and wife, Hilda L. Walton dated October 1, 1953 as shown by mortgage recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 229, page 322, (upon which a balance of \$2489.64 is due as of this date); to the undersigned grantors Stedford J. Isabell and wife, Eloise Isabell in hand paid by John M. Bearden and wife, Lois Bearden, the receipt whereof is acknowledged, we the said Stedford J. Isabell and Eloise Isabell do grant, bargain, sell and convey unto the said John M. Bearden and Lois Bearden as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Southeast corner of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 34, Township 19, Range 2 East, and run West, along said Section line 226 feet, more or less, to the East right of way line of the Florida Short Route, sometimes known as U. S. Highway 91; thence, run Northwesterly along said highway right of way line 900 feet to the point of beginning of the lot herein described; thence run in a Northeasterly direction, perpendicular to the said highway right of way line 150 feet; thence run in a Northwesterly direction and parallel with said highway line 50 feet; thence run in a Southwesterly direction, perpendicular to said highway line 150 feet to said highway right of way line, run thence in a southeasterly direction along said highway right of way line 50 feet to point of beginning; all being situated in $SE\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 34, Township 19, Range 2, East, situated in Shelby County, Alabama.

(Grantors covenant with grantees that there is situated on the above described lot, a six room frame dwelling.)

TO HAVE AND TO HOLD Unto the said John M. Bearden and Lois Bearden 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, except said mortgage to Renol Walton and wife, Hilda L. Walton; 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 25 day of JANUARY, 1956.

Stedford J. Isabell (SEAL)

Eloise Isabell (SEAL)

STATE OF ALABAMA)

SHELBY COUNTY)

I, Walter C. Walker, a Notary Public in and for said County, in said State, hereby certify that Stedford J. Isabell and wife, Eloise Isabell, 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 25 day the same bears date.

Given under my hand and official seal this 25 day of January, 1956.

Walter C. 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 25 day of January, 1956 at 2 o'clock P. and recorded in Book 178 Record 128 Page 123 and the mortgage tax of 2.00 Deed Tax of 2.00 has been paid.

Judge of Probate