

State of Alabama

JEFFERSON

County

BOOK 178 PAGE 164

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100-----(\$10.00)-----DOLLARS
and other good and valuable considerations

to the undersigned grantors, H. M. McHan, Christine McHan, H. B. Gibson and Odie Gibson

in hand paid by H. M. McHan and Christine McHan

the receipt whereof is acknowledged we the said H. M. McHan and wife, Christine McHan,
and H. B. Gibson and wife, Odie Gibson

do grant, bargain, sell and convey unto the said H. M. McHan and wife, Christine McHan

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

Shelby County, Alabama, to-wit:

All that part of the NE $\frac{1}{4}$ of Section 5 Township 24, Range 13 East lying South of the right of way of Montevallo and Columbiana Highway except a strip 110 yards wide on West side thereof. Also 3 acres of land lying in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4 Township 24 Range 13 East, described as follows: beginning on the South line of the right of way of the Montevallo and Columbiana Highway at the point of intersection thereof with the line separating Section 4 and 5 thence South along Section line 420 feet, thence East and parallel with said Highway 315 feet; thence North 420 feet to the South line of the right of way of said Highway; thence West along said South line of said Highway 315 feet to the point of beginning. Except 2 acres described as follows: Beginning at a point in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5 Township 24 Range 13 East on the South side of the right of way of Montevallo and Columbiana Highway which point is 110 yards East of Western boundary of said quarter quarter Section, run thence East along Southern boundary of said highway a distance of 2 acres; thence South 1 acre; thence West to a point of 110 yards East of the Western line of said quarter quarter Section; thence North to point of beginning. Containing 60 acres more or less.

This conveyance is subject to the mortgage from Melvin J. Otts and wife, Mary J. Otts to Carl R. Gray, Jr, as administrator of Veteran's Affairs, dated April 26, 1951 and found recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 217 at page 483. The grantees named herein agree to assume and pay said mortgage.

TO HAVE AND TO HOLD Unto the said H. M. McHan and Christine McHan

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 for the mortgage referred to above and

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 6th day of February, 1956

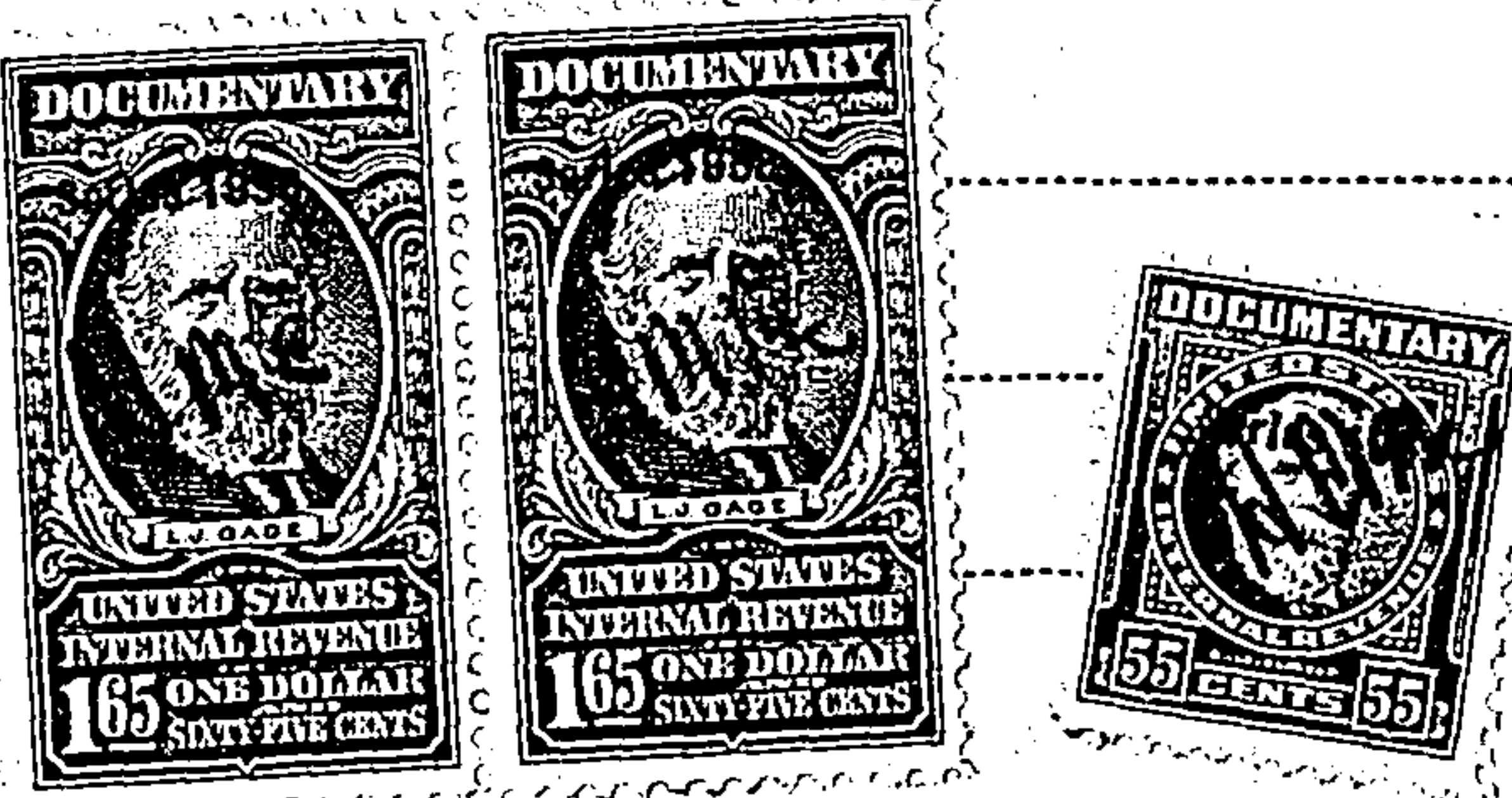
WITNESSES:

H. M. McHan (Seal.)

Christine McHan (Seal.)

H. B. Gibson (Seal.)

Odie Gibson (Seal.)



STATE OF ALABAMA)
(
JEFFERSON COUNTY)

BOOK 178 PAGE 165

I, J. N. Holt a Notary Public in and for said County, in said State, hereby certify that H. M. McHan, Christine McHan, H. B. Gibson and Odie Gibson 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 6th day of February, 1956.

Coy M. Cooper
Notary Public

STATE OF ALABAMA)
(
JEFFERSON COUNTY)

I, J. N. Holt a Notary Public in and for said County, in said State, hereby certify that on the 6th day of February, 1956 came before me the within named Christine McHan and Odie Gibson known to me (or made known to me), to be the wives of the within named H. M. McHan and H. B. Gibson 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.

Given under my hand and official seal this 6th day of February, 1956.

Coy M. Cooper
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 11 day of February 1956 at 8 o'clock P M. and recorded in Deed Record 128 Page 164 and the mortgage tax of 3.30 has been paid.

L. C. Walker
Judge of Probate